



Staff Report
City of Richmond, Virginia

RICHMOND PLANNING & DEVELOPMENT REVIEW

PDR

Commission of Architectural Review

7.COA-164406-2025	Final Review	Meeting Date: 4/22/2025
Applicant/Petitioner	Brian Taylor, Mark Franko Custom Building	
Project Description	Replace existing slate, front porch roof with a standing seam metal roof.	
Project Location	<p>Address: 2716 Monument Avenue</p> <p>Historic District: Monument Avenue</p>	
High-Level Details:	<p>The applicant requests approval to remove a non-original slate roof on the front porch, replacing it with a new standing-seam metal roof.</p> <p>The extant building is a 2 1/2 story brick, colonial revival dwelling with a one-story full-width front porch with a hipped roof, and a main, slate gable roof with two end chimneys and a three pedimented dormer windows circa the 1920s.</p> <p>Based on photographic documentation, it appears that the slate on the front porch roof is not original to the building.</p>	
Staff Recommendation	Partial Approval	
Staff Contact	Alex Dandridge, (804) 646-6569	
Previous Reviews	None.	
Staff Recommendations	<p>Staff recommends <u>approval</u> of:</p> <ul style="list-style-type: none">the removal of the slate on the front porch roof. <p>Staff recommends <u>denial</u> of:</p> <ul style="list-style-type: none">the proposed standing seam metal roof and recommends that the new metal roof feature flat-lock metal rather than the proposed standing-seam metal, final material submitted for staff administrative approval.	

Staff Analysis

Guideline Reference	Reference Text	Analysis
Standards for Rehabilitation, Residential Construction, #3, pg. 59	<i>Retain original metal features such as cast iron porches and steps, metal cornices, roofs, roof cresting, window sash, entablatures, columns, capitals, window hoods</i>	The applicant proposes to remove an extant slate roof of the front porch. Slate is not an ideal material for a low slope roof and based on photographic documentation, it appears that the main slate roof is original to the building; however, the front porch's slate roof is not. The

	<p><i>and hardware and the color and finish of all original materials.</i></p>	<p>Virginia Landmarks Register Survey dating from the late 1960s shows a lighter, non-textured front porch roof present on the building, not the existing slate. The existing slate appears in a photograph dating to 1978. Based on historic documentation it appears that the roof was replaced from a metal/rolled roofing material to the existing slate sometime in the 1970s.</p> <p>Because slate is not a typical material for low sloped roofs and the extant slate is not original to the building, <u>staff recommends approval of the removal of the slate on the front porch roof.</u></p>
<p>Building Elements, Roofs, Roof Repair, #'s 5 & 6 pg. 66</p>	<p><i>5. The historic front and rear porches of many historic Richmond houses - particularly in the Jackson Ward and St. John's Church Old and Historic Districts- have shallow pitched metal roofs with flat seams (also called flat-lock seams). Flat seam metal roofs have a more homogenous appearance than the more typical standing seam metal roofs found on steeper slopes of the main roof.</i></p> <p><i>6. Pre-fabricated and pre-finished metal roofs typically have ridge and valley pieces that are installed on top of the seams, creating visible shadow lines not typical of historic buildings. These prefabricated metal roof systems are particularly inappropriate on historic front porches.</i></p>	<p>The application states that the slate roof will be replaced with a 24-gauge galvanized steel roof with snap-lock standing seams. Each panel will be 16 inches wide and the seam height will be 1.5 inches. The roof will be painted black, and the built-in gutters will be lined with TPO.</p> <p>The guidelines state that low sloped metal roofs within Richmond's City Old and Historic Districts typically feature flat lock metal with a more homogenous appearance. Furthermore, there do not appear to be standing seams on the roof pictured in the 1960s VLR Survey photograph. <u>Staff recommends denial of the proposed standing seam metal roof and recommends that the new metal roof feature flat-lock metal rather than the proposed standing-seam metal, final material submitted for staff administrative approval.</u></p>

It is the assessment of staff that, with the conditions above, the application is consistent with the Standards for Rehabilitation and New Construction outlined in Section 30-930.7 (b) and (c) of the City Code, as well as with the Richmond Old and Historic Districts Handbook and Design Review Guidelines, specifically the pages cited above, adopted by the Commission for review of Certificates of Appropriateness under the same section of the code.

Figures



Figure 1. 1960s VLR Survey photo showing what appears to be a non-slate roof on the front porch of 2716 Monument Avenue.



Figure 2. 1978 photograph showing that a slate roof was present on the front porch.