



Commission of Architectural Review

9. COA-186889-2026	Final Review	Meeting Date: 7/28/2026
Applicant/Petitioner	Marisa Perez	
Project Description	Revise previously approved plans to alter roof form from gable to faux mansard	
Project Location		
Address: 1014-1016 Russell St		
Historic District: Union Hill		
High-Level Details:		
The application proposes a revision to a previously approved new construction project for a three-unit attached residential building. The project received Commission approval in May 2026 with the condition that the primary roof be standing seam metal and the front porch roof be flat-lock metal. The applicant now proposes revising the roof assembly by introducing a mansard roof form with standing seam metal on the visible mansard portion, standing seam metal on the front porch roof, and a TPO membrane on the rear, low-slope roof. No other changes to the approved design are proposed.		
Staff Recommendation	Approval, with Conditions	
Staff Contact	Yara Iwaz, Yara.Iwaz@RVA.gov, (804)646-6031	
Previous Reviews	- April 2026: Conceptual Review of the new construction of a three-unit attached building. - May 2026: Final Review and Approval of the new construction of a three-unit attached building	

Staff Recommendations	Staff recommends the below: • Approval of the standing-seam metal on the porch roof. • Approval of the revised mansard roof form, and of the use of standing seam metal on the faux mansard roof • Approval of the TPO material on the main roof of the building, with the condition that it be used on the minimally-visible main roof exclusively • Final schedule of materials and finishes to be submitted for staff review and approval.
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Staff Analysis

Guideline Reference	Reference Text	Analysis
New Construction, Porches and porch details, pg. 49	<i>5. Porch roofs are encouraged to utilize standing- or flat-lock metal seam roofs that are hand-seamed, or closely approximate hand-seaming. Seams that, in section, are large, rectangular seams, reminiscent of pre-formed seams utilized on prefabricated industrial or commercial structures, are not acceptable. Membrane roofs are acceptable substitutes for flat-lock seamed metal roofs.</i>	<i>Roof forms and materials</i> The roof design has been revised from the previously approved side-gable form to a mansard roof, making the roof significantly more visible from the public right-of-way. Staff finds that the revised mansard roof remains compatible with the architectural character of the building and the surrounding district. The front porch roof material is proposed as standing-seam metal, in lieu of the previously approved flat-lock metal. Staff finds this substitution to be appropriate for a new building on a mostly vacant lot, and a standing-seam appearance to be compatible with the guidelines. The proposed TPO membrane is limited to the rear low-slope roof, where it will be minimally visible from the public right-of-way and is appropriate in this location. <u>Staff recommends approval of the standing-seam metal on the porch roof.</u> <u>Staff recommends approval of the revised mansard roof form, and of the use of standing seam metal on the faux mansard roof.</u> <u>Staff recommends approval of the TPO material on the main roof of the building, with the condition that it be used on the minimally-visible main roof exclusively.</u>
Standards for New Construction: Materials & Colors, page 47	<i>2. Materials used in new residential construction should be visually compatible with original materials used throughout the district.</i>	<i>Final material schedule</i> The exterior finish schedule includes a list of materials, many of which are noted as “TBD”, including the color of the metal proposed to be installed on the mansard roof and porch roof. <u>Staff recommends that final schedule of materials and finishes be submitted for staff review and approval.</u>

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 2: Approved Plans for the multifamily building at 1014 and 1016 Russell Street.



Figure 3: Proposed revisions to the multifamily building at 1014 and 1016 Russell Street.