



**CITY OF ROANOKE
PLANNING BUILDING AND DEVELOPMENT**

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Architectural Review Board
Board of Zoning Appeals
Planning Commission

February 9, 2012

Mr. Derek Cundiff, Chair
and Members of the Architectural Review Board
Roanoke, Virginia

Dear Members of the Board:

Subject: Request from John Garland, on behalf of Three Zero Two Mountain Avenue, LLC, to amend COA 10-065 to finish with standing seam metal as opposed to asphalt shingles with a triangular pattern at 302 Mountain Avenue, S.W.

Background

The structure at 302 Mountain Avenue, S.W., was built circa 1900 and contributes to the Old Southwest Historic District, which is located within the Historic Neighborhood Overlay (H-2). Distinguishing features include Ionic porch columns and an arched entrance bay with gable above. The hip roofed, two-story structure is surfaced with diamond-pattern asbestos shingles.

On November 11, 2010, the ARB approved CA 10-065, which included the removal of the existing second story metal awning with wrought-iron supports and replacement with a new porch roof system with decorative columns consistent with the existing, historic columns. The application was submitted and approved specifying fiberglass shingles to match the triangular pattern of the existing building. The applicant requests approval to modify the roof material of the proposed second-story porch to standing seam metal.

Findings:

The H-2 Architectural Design Guidelines for Porches recommend:

Replacing Porches

- Where a porch is completely missing, use historical evidence to duplicate the original, or design a new porch that is compatible with the building in: scale, use of materials, length and width, and detail.

The proposed amendment to CA 10-065, to use standing seam as a roof material for the proposed second story porch, complies with the H-2 Guidelines for Porches. Standing seam is a compatible material for the subject property as it is a porch-roof material commonly found within the period of significance of the building and district.

Design Application Review Committee comments:

- Recommended for consent agenda.

Staff Comments:

Staff recommends approval.

A handwritten signature in black ink, appearing to read "JPapa". The signature is written in a cursive, flowing style with a horizontal line above the first few letters.

Jillian Papa, Agent

C3

H-2, Historic Neighborhood Overlay District Application for Certificate of Appropriateness



Date of Application: JAN 19, 2012

Site Address: 302 Mountain Ave, SW, Roanoke Va. 24016

Property Owner:

Name: 302 Mountain Avenue, LLC

Address: P.O. Box 2476

City: Roanoke State: Va Zip Code: 24010

Phone Number: +1 (540) 537-4581 E-Mail: jgarland@spectrumpc.com

Owner's Representative (if applicable):

Name: John Garland

Address: 10 Church Ave SE

City: Roanoke State: VA Zip Code: 24011

Phone Number: 540-342-6001 E-Mail: _____

Application Prepared By: John Garland

Current Use: Single-Family Two-Family (Duplex) Multifamily Townhouse Commercial

If Commercial, Describe Use: _____

Project Type: Roof Porch Windows and Doors New Construction Signs Walls and Fences
 Parking and Paving Demolition Other: _____

***PLEASE USE ATTACHED SHEET FOR PROJECT DESCRIPTION.**

Acknowledgement of Responsibility: I understand that all applications requiring review by the ARB must be complete and must be submitted before application deadlines; otherwise consideration will be deferred to the following meeting. I agree to comply with the conditions of this certificate and all other applicable city regulations and to pursue this project in strict conformance with the plans approved by the ARB. I understand that no changes are permitted without prior approval by the City.

Signature of Property Owner: *John Garland* Date: 1/19/12

Section Below to be Completed by Staff

Certificate Number: _____	Approval By: <input checked="" type="checkbox"/> ARB <input type="checkbox"/> Agent
Tax Parcel Number: <u>1021509</u>	Other approvals needed:
Base Zoning District: <u>MX</u>	<input type="checkbox"/> Zoning Permit <input type="checkbox"/> BZA/Planning Commission
Agent, Architectural Review Board: _____	<input checked="" type="checkbox"/> Building Permit <input type="checkbox"/> Other _____
Member, Architectural Review Board: _____	Date: _____
	Date: _____

H-2, Historic Neighborhood Overlay District Detailed Project Description



Site Address: 302 Mountain Avenue, SW

Property Owner: 302 Mountain Avenue, LLC

Project
Description:

Remove an existing metal awning porch cover (circa 1950) and replacing with a decorative wood structure to match the original architecture of the building. New columns and railing system will match the original architecture of the first floor porch. Current ballasters are covered with newer siding and the original ballasters may still exist, which demolition will reveal. New columns will be of a slightly smaller scale to be proportionate with the first floor columns. Trim detailing will match the historic building detailing. Roof will be

and will match the of the existing roofing.
STANDING SEAM METAL METAL FRONT PORCH

Additional information to be submitted:

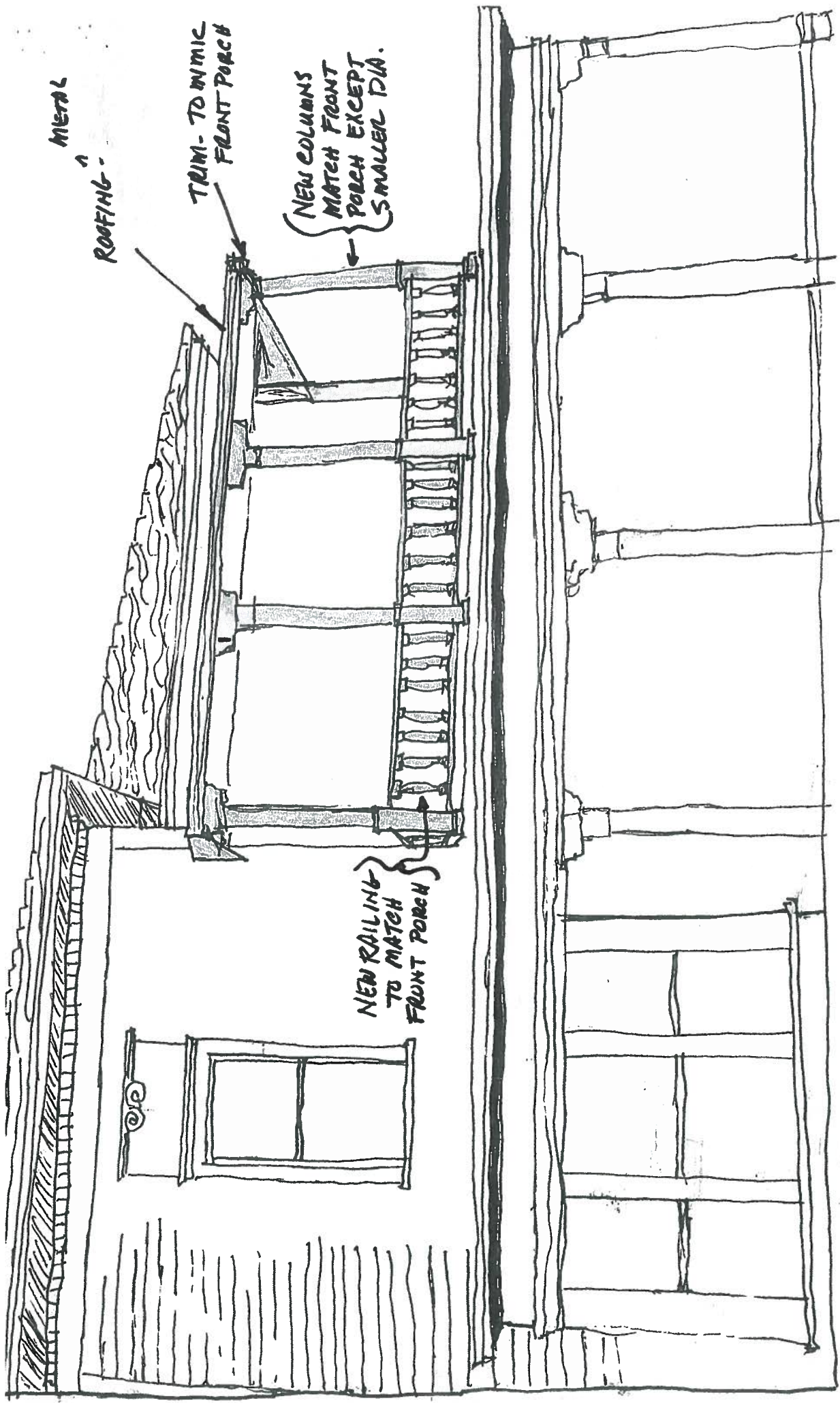
Photographs Site Plan Elevation Drawings Sample, Photograph, or Catalog Pictures of Proposed Material

Other: _____





FRONT ELEVATION
SCALE: 1/4" = 1.0'



METAL
ROOFING

TRIM - TO MATCH
FRONT PORCH

NEW COLUMNS
MATCH FRONT
PORCH EXCEPT
SMALLER DIA.

NEW RAILING
TO MATCH
FRONT PORCH

SIDE ELEVATION
SCALE: 1/4" = 1.0'



OLD RESTORED
RAILING



