

**COMMISSION OF ARCHITECTURAL REVIEW  
STAFF REPORT  
October 24, 2017, Meeting**

10. **COA-024587-2017** (D. Perkins)

**2226 Monument Avenue  
Monument Avenue Old and Historic District**

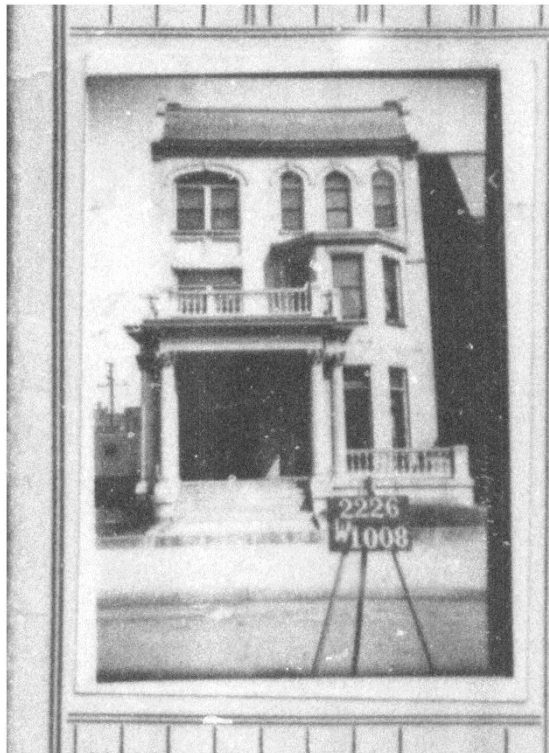
**Project Description:**

**Construct a new front porch.**

**Staff Contact:**

**M. Pitts**

The applicant requests approval to construct a new front porch on a home in the Monument Avenue Old and Historic District. The existing home has a full façade first floor terrace. The applicant is proposing to construct a 2-story porch with round wood columns and a turned balustrade on the first and second story. The application notes that the project design is based on ghosting on the existing terrace as there is evidence of the former column locations. The front of the structure has been altered over time as the Sanborn maps indicate a smaller front porch that extended only to the projecting bay. Staff has located an image from the City Assessor's records which was taken between 1936 and 1953. The City Assessor's photograph shows the full façade terrace with a turned balustrade and a portico with a roof top balustrade and Corinthian columns. A post-1957 photograph from the Assessor's records shows the portico removed.



2226 Monument Avenue (Richmond Assessor's Files 1934-1956)

In 2005, the Commission approved a similar porch as the one proposed without the upper balustrade and with a copper roof with flat seams. During this previous review, the applicant noted that the structure was likely built with a small Romanesque porch which was later replaced with a full façade Georgian porch. No photographs or building plans were used to confirm the evolution of the porch structure during 2005 review.

**Staff recommends approval of the project with conditions.** The *Richmond Old and Historic Districts Handbook and Design Review Guidelines* note that when reconstructing a missing element; pictorial, historical, or physical documentation should be used as a basis for the design and materials (pg. 55, #7). As staff has located a photograph which shows an early and possibly the original porch at this structure, and there is physical evidence of the column locations; staff recommends the porch be reconstructed based on the photograph and physical evidence to include a portico and roof top and terrace balustrade rather than the full façade two story porch. Staff recommends revised plans which are consistent with the design, proportions, and details of the historic porch be submitted for administrative review and approval.

It is the assessment of staff that, with the conditions noted above, the application is consistent with the Standards for Rehabilitation and New Construction outlined in Sections 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 page cited above, adopted by the Commission for review of Certificates of Appropriateness under the same section of the code.