



# COMMISSION OF ARCHITECTURAL REVIEW APPLICATION / CERTIFICATE OF APPROPRIATENESS

### PROPERTY (Location of Work)

Address 2031 MONUMENT AVE  
Historic District MONUMENT

### PROPOSED ACTION

- Alteration (including paint colors)
- Rehabilitation
- Demolition
- Addition Install New Fence
- New Construction (Conceptual Review required)
- Conceptual Review
- Final Review

### OWNER

Name 2031 Monument LLC  
Company \_\_\_\_\_  
Mailing Address PO Box 4225  
RICHMOND, VA 23220  
Phone 804-467-8670  
Email the.edisoncoLLC@gmail.com  
Signature Karen Kellner  
Date 5/25/17

### APPLICANT (if other than owner)

Name \_\_\_\_\_  
Company \_\_\_\_\_  
Mailing Address \_\_\_\_\_  
Phone \_\_\_\_\_  
Email \_\_\_\_\_  
Signature Karen Kellner, Property Manager  
Date 5/25/17

### ACKNOWLEDGEMENT OF RESPONSIBILITY

**Requirements:** A complete application includes all applicable information requested on checklists to provide a complete and accurate description of existing and proposed conditions. Preliminary review meeting or site visit with staff may be necessary to process the application. Owner contact information and signature is required. Late or incomplete applications will not be considered.

**Zoning Requirements:** Prior to CAR review, it is the responsibility of the applicant to determine if zoning approval is required and application materials should be prepared in compliance with zoning.

**Compliance:** If granted, you agree to comply with all conditions of the COA. Revisions to approved work require staff review and may require a new application and CAR approval. Failure to comply with the COA may result in project delays or legal action. **EXPIRED** The COA is valid for one (1) year and may be extended for an additional year, upon written request.

(Space below for staff use only)

**MAY 26 2017**

Application received:

Date/Time 5/26/17 10:20 am  
By C. Jeffries

Complete  Yes  No

COA-08240-2017

Created 7/2016

**2031 Monument , LLC  
P. O. Box 4225  
Richmond, VA 23220  
804-467-8670**

May 25, 2017

William C. Davidson  
Zoning Department  
900 E. Broad Street  
City Of Richmond, VA

Reference: 2031 Monument Ave

The above mentioned property was empty until 2015 when it was converted from a multi-family home to a single family home. Per attached pictures, the house has a large front porch which is enclosed with an original wrought iron fence. Along the concrete steps to the left and right of the entrance) was added an aluminum hand railing prior to our ownership. The street level front of the property is currently separated by a 10.5" concrete barrier to separate it from the sidewalk.

Since moving into this house in January 2016, we have had to replace our plantings three and four times because people walking their dogs allow the dogs to climb the curb and urinate/defecate on our bushes and plants. We would prefer not to grow huge overbearing trees/bushes and cover the area with large stones as our neighbors to our immediate west, but keep our front area festive/colorful with smaller flowering plants, trees, and shrubbery as seen in pictures provided.

With this in mind, we are applying for CAR approval to....

- (A) duplicate the wrought iron railing from the porch around the concrete wall topped with ONE row of reclaimed bricks .....would be in the spirit, but not exact due to severe height difference (particularly the 9 posts)
- (B) duplicate the wrought iron railing from the porch around the concrete wall without reclaimed bricks. ... would be in the spirit, but not exact due to severe height difference (particularly the 9 posts)
- (C) build a wrought iron or aluminum fence (that does not match the porch railing) around the concrete wall topped with ONE row of reclaimed bricks.
- (D) build a wrought iron or aluminum fence (that does not match the porch railing) around the concrete wall without reclaimed bricks.

**PER LINE DRAWING AND PROVIDED PHOTOS:** The proposed fence would be the height of the current railing by the sidewalk entrance to the house, but not touch. Each corner post would be centered in the concrete/brick top with railing ending at each post. Depending on approval/denial of reclaimed brick top layer to the concrete, the fence railing height would vary approximately 3-4", but the total fence with base would be approximately 31" high which is equal to the entrance hand railing.

Since the property already has two separate railing designs, we would prefer to (A) replicate the porch railings as close as possible for balance and to add a row of reclaimed bricks on top of the concrete wall to continue the look from the fenced in concrete wall to the porch to the facade of the house and add a little interesting dimension and color.

**2031 Monument, LLC**  
**P. O. Box 4225**  
**Richmond, VA 23220**  
**804-467-8670**

Should the reclaimed brick border not meet with CAR approval, our second choice would be to **(B) replicate the porch railings as close as possible for balance.**

Should CAR not allow the original railings to be duplicated/similar, I have provided other examples of fencing that we would consider that perhaps will better meet CAR approval. Once again, our first choice is to top the concrete wall with **ONE** row of reclaimed bricks to add dimension and balance, but we are main goal is adding a fence with CAR approval.

While there are multiple fences in our Monument Historical Area, there are six other homes in our immediate block with wrought iron/aluminum fences. Each varies in size, style and color and are not all original to the house or match the porch railings. Pictures with addresses are included.

Once again, there are several houses with brick or brick topped concrete walls in our district. Multiple homes on our block have brick walls and one home has brick trim lining the concrete wall. Picture and address are enclosed.

Thank you for your time and attention to resolving this matter.

Sincerely,

**Karen Kellman**  
**Project Manager**

ORIGINAL FRONT PORCH RAILING DETAIL



(A)  
NEW RAILING TO  
MIRROR THIS PORCH RAILING

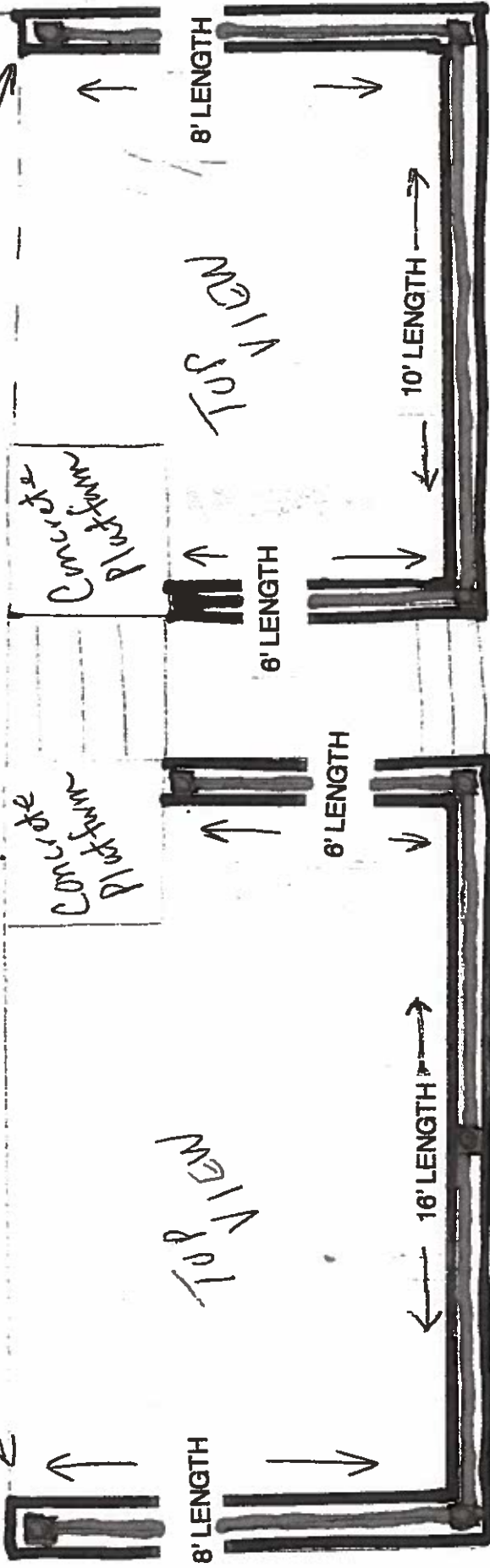


9' LENGTH

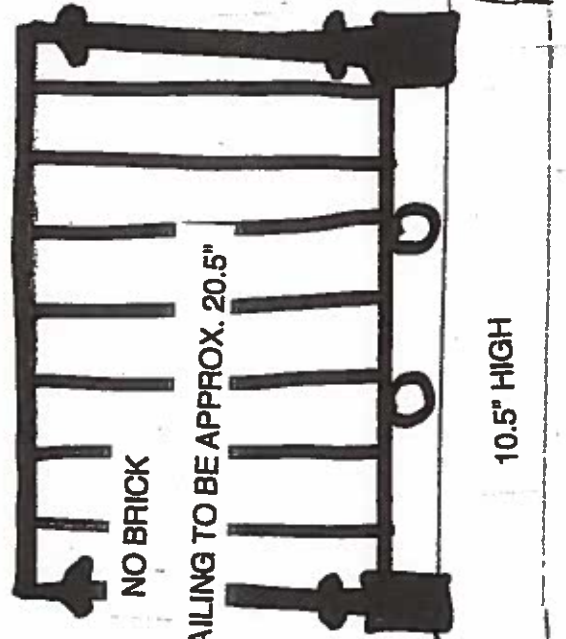


POSTS CENTERED IN CORNER

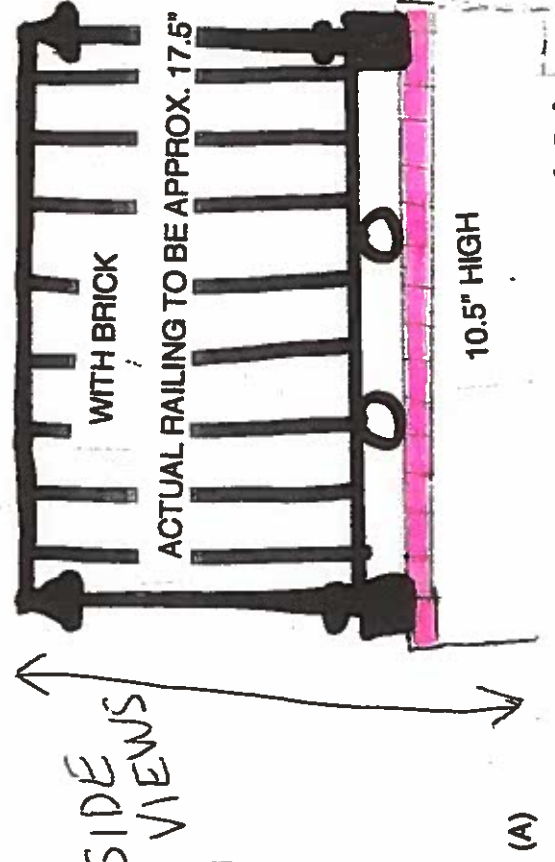
BACK END POSTS TO BE ON SAME PLANE, APPROXIMATELY 6 FEET FROM FRONT CORNER POST



ALL FENCING TO BE LEVEL WITH CURRENT HAND RAILING



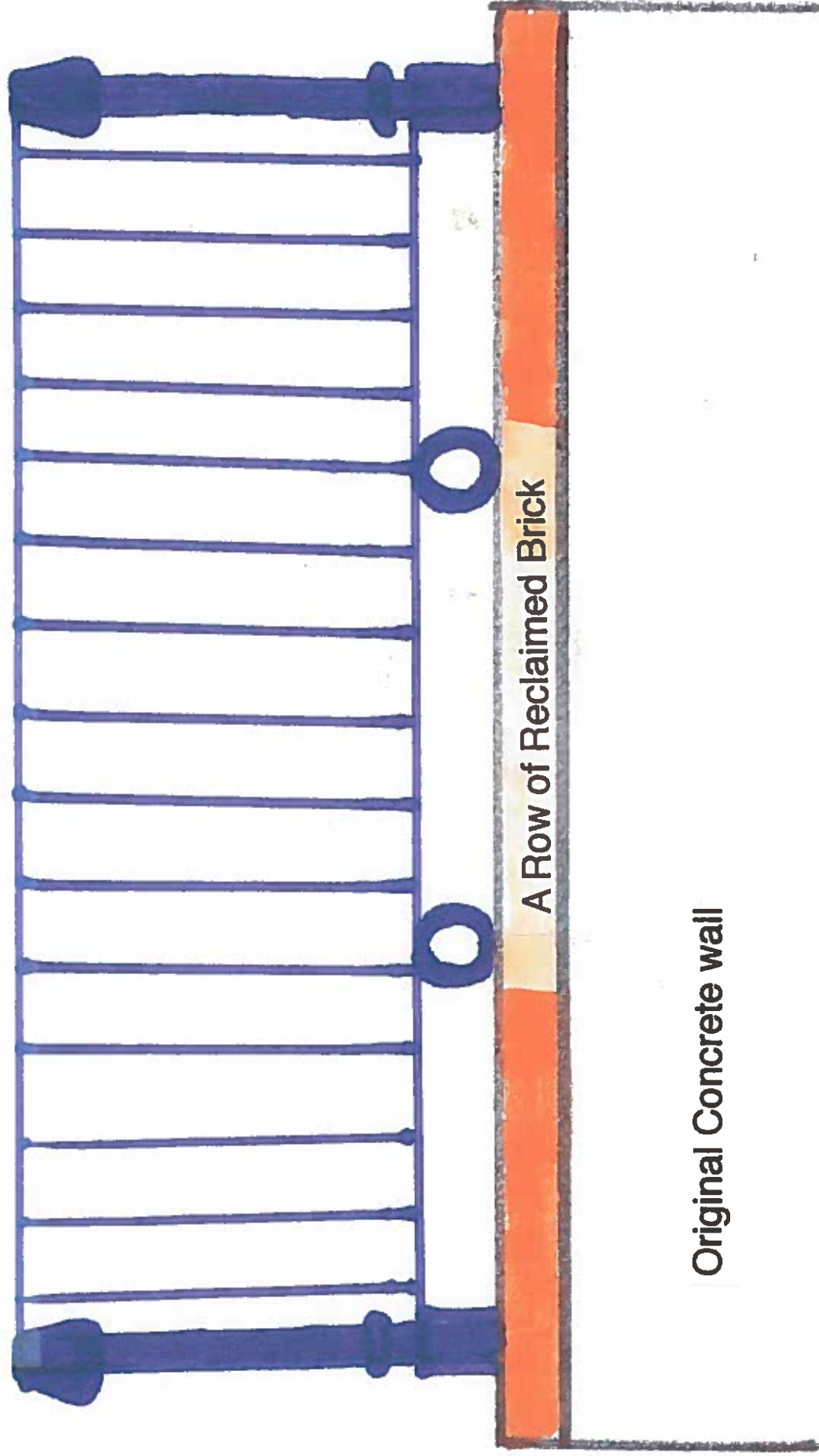
Fence Design (B)



Fence Design (A)

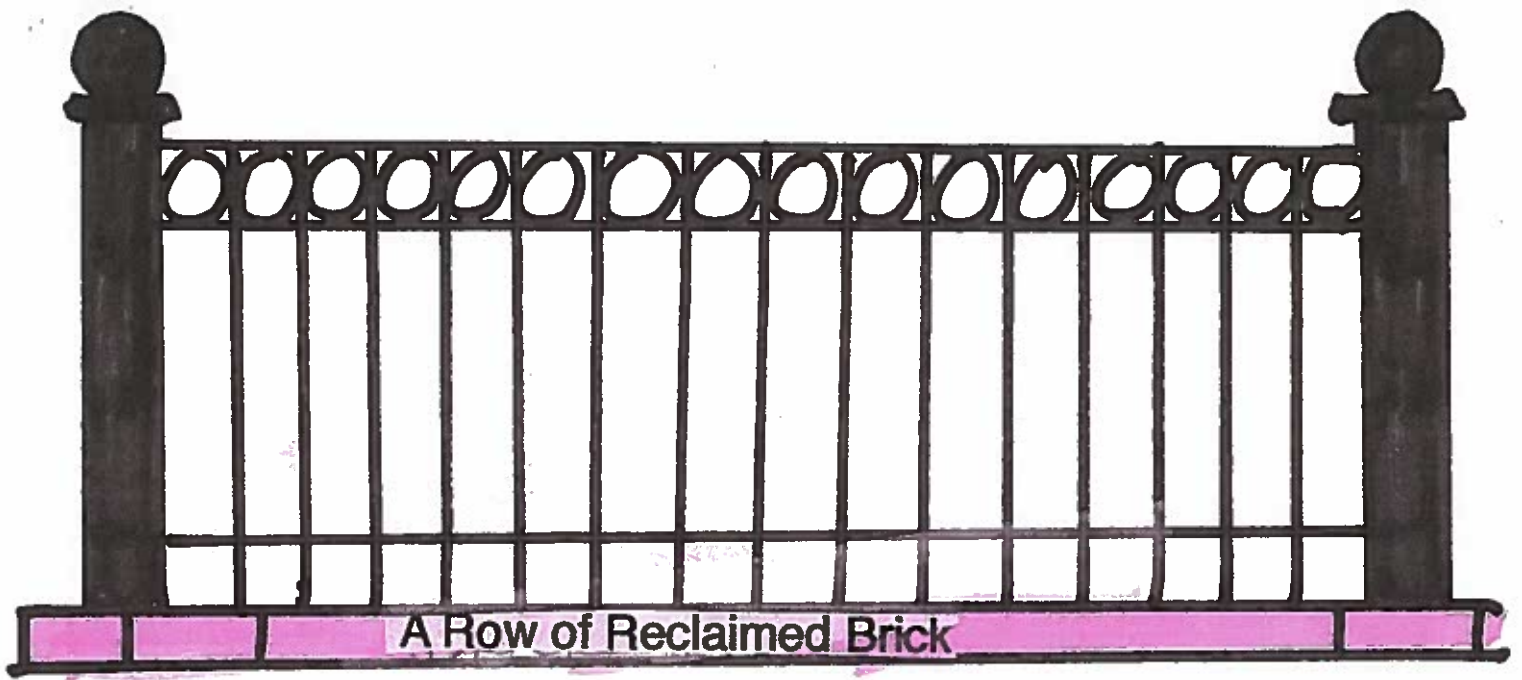
**APPLICANT'S FIRST DESIGN CHOICE...**

- (A) Fence similar to existing porch Railing with one row of reclaimed brick along the existing concrete wall**



# MORE FENCE DESIGN CHOICES....





A Row of Reclaimed Brick

Original Concrete wall

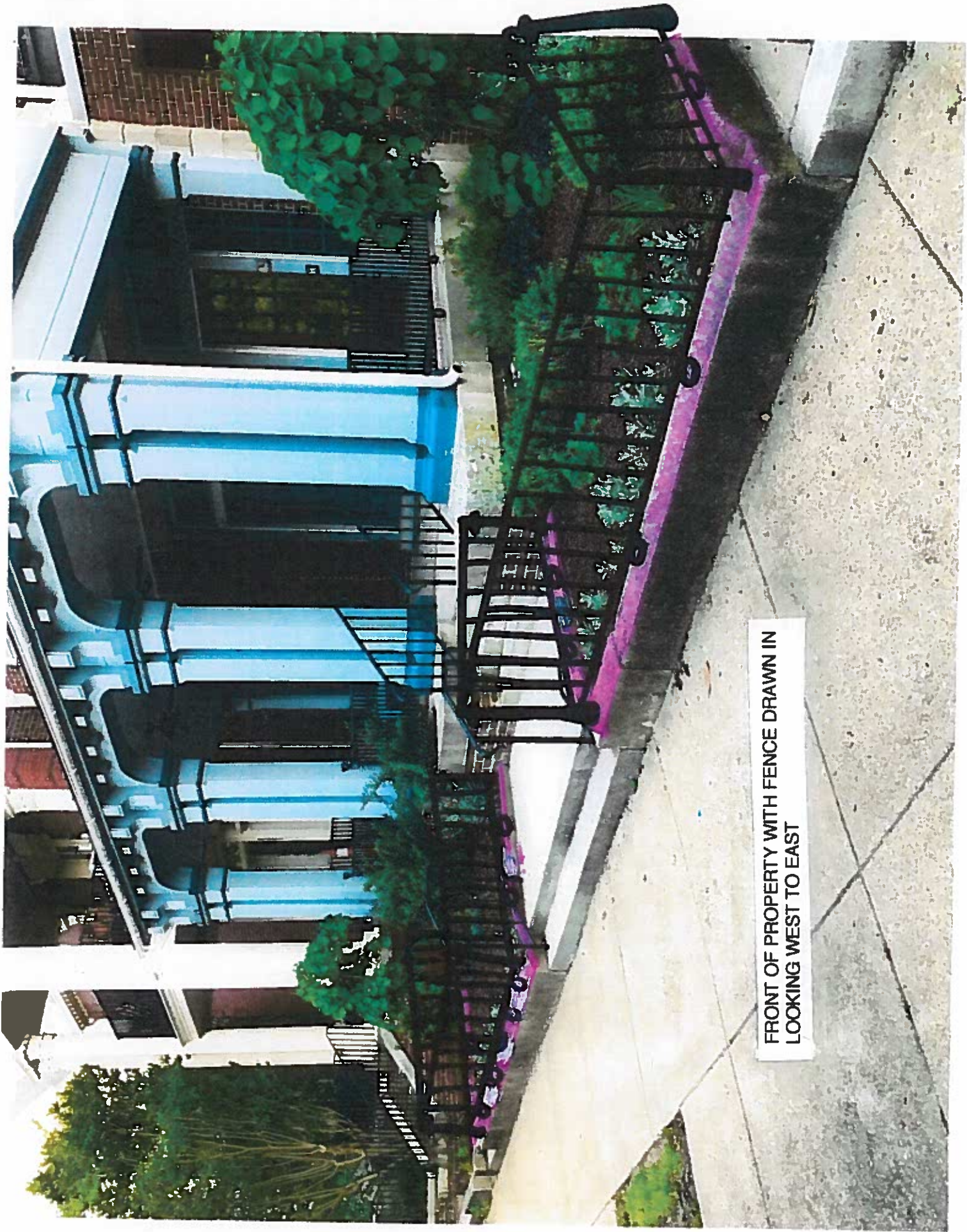


Alternative Fence Designs  
(C) and (D)





FRONT OF PROPERTY DETAIL WITH FENCE DRAWN IN  
LOOKING EAST TO WEST



FRONT OF PROPERTY WITH FENCE DRAWN IN  
LOOKING WEST TO EAST



2031 MONUMENT AVE.



2033 Monument Ave



2035 Monument Ave



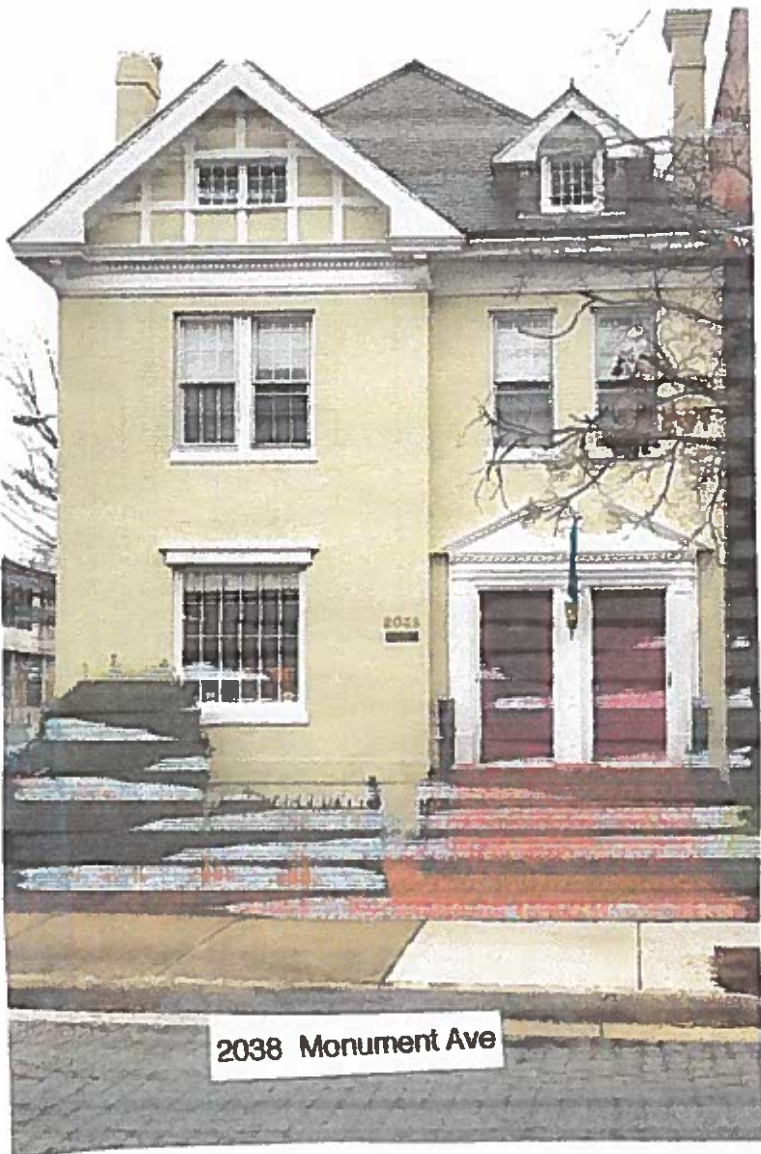
2038 Monument Ave

Examples of homes on our immediate block ...  
with sidewalk level fences

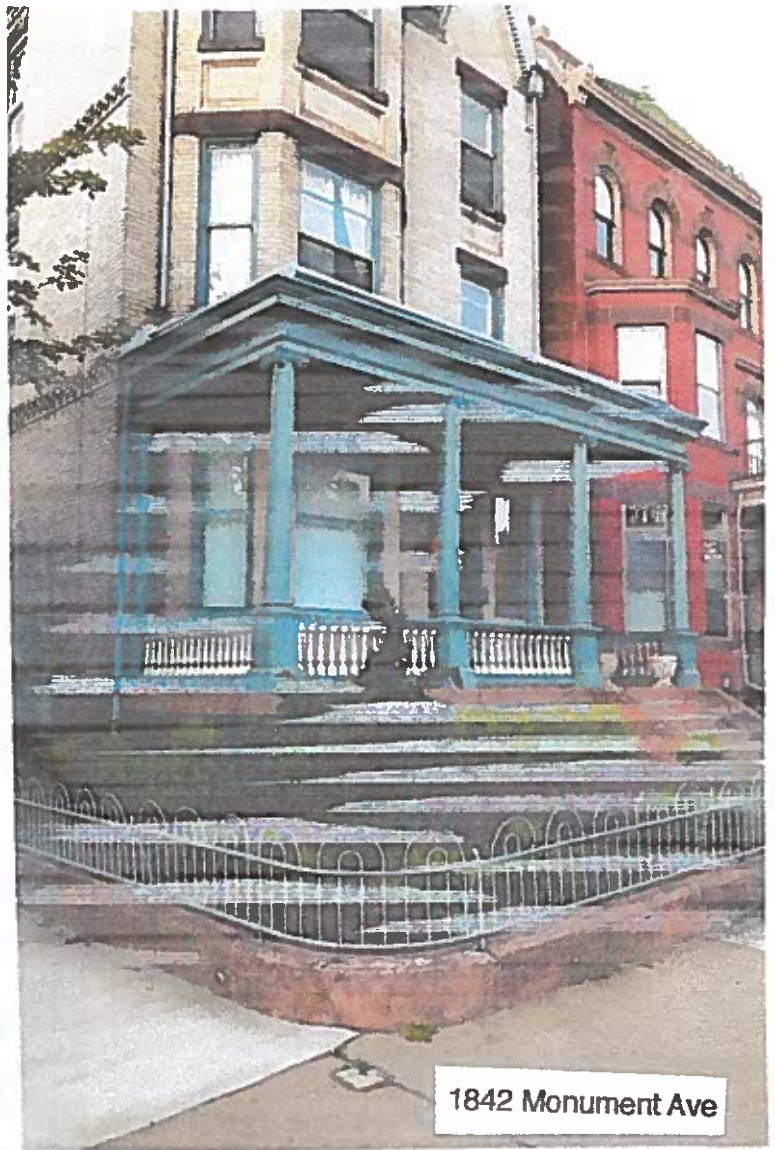


2008 Monument Ave





2038 Monument Ave



1842 Monument Ave



2018 Monument Ave

Example of a home on our immediate block ...  
with brick on top of concrete wall