

**COMMISSION OF ARCHITECTURAL REVIEW
STAFF REPORT
October 27, 2015 Meeting**

7. **CAR No. 15-130** (R&P Wachsstock) **2028 Monument Avenue
Monument Avenue Old and Historic District**

Project Description: **Install new doors, windows, and stairs at the rear of the structure**

Staff Contact: **K. Chen**

The applicant requests approval to modify three openings on the rear of a dwelling located in the Monument Avenue Old and Historic District and install new doors and windows. They would also like to install new steps from an existing rear porch.

New wood steps will be installed from an existing porch. The steps will have a closed construction, Richmond rail and be painted. The lower portion of the existing wood porch and the proposed steps are not visible from the public right-of-way. The proposed steps are compatible with the New Construction Guidelines for porches and porch details as contained on page 46 of The *Richmond Old and Historic Districts Handbook and Design Review Guidelines*.

Currently, on the first story of the rear elevation there are two doors and a window with segmental arched heads that are ranked below openings on the second story. The proposal is to enlarge the existing openings and install paired, fixed-light aluminum clad windows flanking aluminum clad French doors with a transom. The heads of the new openings align but they no longer align with the second story windows and the segmental arches are lost. The proposed work is not compatible with standards 5, 6, and 9 of the Standard for Rehabilitation: Residential Construction on page 55 and more specifically the Design Guidelines for windows, porches, entrances and doors on pages 65-68 of the *Guidelines*. The proposed work results in the loss of historic fabric (windows, doors and brick work) and radically alters the original appearance of the rear elevation which is visible from the public right-of-way.

Staff recommends approval of the wood steps and denial of the proposed new doors and windows. The *Richmond Old and Historic Districts Handbook and Design Review Guidelines*, on the pages referenced above states that door and window openings should be retained and fundamental architectural features should not be removed or radically altered.

It is the assessment of staff that the application is not consistent with the Standards for Rehabilitation in Section 114-930.7(b) 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.