

**COMMISSION OF ARCHITECTURAL REVIEW
STAFF REPORT
September 27, 2016 Meeting**

13. **CAR No. 16-139** (S. Broadbent) **2307 Monument Avenue
Monument Avenue Old and Historic District**

Project Description: **Enclose a porch at the rear of the home.**

Staff Contact: **M. Pitts**

The applicant requests approval to enclose a 1st floor porch and construct an attached covered landing at the rear of a home in the Monument Avenue Old and Historic District. The existing covered porch is minimally visible from the adjacent alley due to the presence of a garage and vegetation. The applicant is proposing to maintain the porch columns and roof and install eight lite metal clad casement windows over wooden panels on the south and east elevations and a multi-lite French door on the west elevation. The existing wooden steps will be demolished. The applicant is proposing to construct a covered brick stoop adjacent to the porch enclosure. The details of the new covered stoop will match that of the historic porch to include a flat lock metal roof extension, a wooden box beam and cornice, and the wooden Richmond rail painted light beige. The proposed covered stoop will be set back 8 inches from the proposed porch enclosure. The applicant is proposing brick stairs which will terminate onto a honed bluestone landing.

Staff recommends approval of the project with a conditions. The *Richmond Old and Historic Districts Handbook and Design Review Guidelines* state porch enclosures are only appropriate on secondary elevations and glass enclosures which reveal decorative porch elements are strongly preferred as solid materials radically alter the historic appearance of a porch (pg. 67, #13). The proposed porch enclosure is located on a secondary elevation that is minimally visible from the public right of way and utilizes glazing to maintain the open appearance of the original porch design. The proposed new covered stoop is appropriate as it uses materials and design elements found in the District and the historic porch and is differentiated by being set back from the wall of the historic porch. As the proposed alterations are minimally visible from the public right of way and are consistent with the guidelines for porches, staff recommends approval of the proposed work.

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