

**COMMISSION OF ARCHITECTURAL REVIEW
STAFF REPORT
November 25, 2014 Meeting**

2. **CAR No. 14-126** (J. Molenkamp) **2035 Monument Avenue
Monument Avenue Old and Historic District**

Project Description: **Enclose rear porch, remove rear spotlight and conduit, replicate missing downspout scupper**

Staff Contact: **W. Palmquist**

The applicant requests approval to enclose the first-story elevation of a rear porch, remove a rear spotlight and wiring conduit, and replicate a missing downspout scupper at the front of the house. The only portion of the rear porch that is visible from the public right-of-way is the east elevation and a small portion of the south elevation from the rear alley. The proposed porch enclosure will retain all original building elements, including cornices and structural posts, with the exception of a section of railing which is not visible from the public right-of-way. The current screening will be retained on the western half of the porch. The proposed enclosure would imitate the existing elements of the rear porch. In the lower section of the rear porch, which is not visible from the public right-of-way, vertical board-and-batten construction will replicate the dimensions, spacing, and rhythm of the existing rails and balusters. The enclosure itself will be done with seamless fiber-cement panels (HardiPanel), onto which wood battens will be attached to replicate the dimensions and spacing of the remaining screen frames. The new HardiPanel will be painted a medium charcoal gray to simulate the appearance of the existing screening on the other half of the porch. Wood trim will be painted to match the color of the existing trim on the house. The new entryway will replicate the existing rear door and will be glazed above, paneled below, and carry a transom.

The downspout scupper at the front left of the house is proposed to be replicated and installed at the front right downspout. The missing scupper was presumably damaged and was not fixed or replicated at that time, and simply removed.

Staff recommends approval of the project. The *Richmond Old and Historic Districts Handbook and Design Review Guidelines* allows for rear porches to be enclosed, but encourages the use of glass enclosures so that the appearance of a porch is not altered in a radical way (pg. 61, #11). However, given that the existing rear porch is already screened and the visibility through it is already compromised, staff has no issue with the use of solid building materials to enclose the porch in order to increase energy efficiency. Staff further has no objection to the removal of the spotlight and conduit as they are in no way historic. The *Guidelines* are supportive of replicating missing building materials, such as the downspout scupper, as long as pictorial, historical, or physical documentation exists to support the replication (pg. 51 #7). Since one of the two

original downspout scuppers is still present, it can be used to make an exact match for the missing scupper.

It is the assessment of staff that the application is 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.