

**COMMISSION OF ARCHITECTURAL REVIEW
STAFF REPORT
November 28, 2017 Meeting**

4. COA-025773-2017 (D. Cho)

**3305 Monument Avenue
Monument Avenue Old and Historic District**

Project Description: **Construct a new garage, brick wall,
and second story entrance stairs.**

Staff Contact: **C. Jeffries**

The applicant requests approval to rehabilitate an existing two story brick Colonial Revival home built in 1963 in the Monument Avenue Old and Historic District. Though the City Old and Historic Districts do not differentiate contributing and noncontributing properties, the building is listed as a noncontributing resource in the inventory for the Monument Avenue National Register Historic District. The applicant proposes the following work:

- Construct a brick three car garage with a synthetic slate roof in the rear of the property.
- Construct a new brick wall around the perimeter of the property. The wall will be 3 to 4 feet tall in the front yard, and 6.5 feet tall in the rear.
- Convert a second story window to a door, and construct wooden stairs to access the new door.
- Replace the roof of the home with synthetic slate.
- Replace the front door with a six-panel wood door.
- Replace existing metal trim wrap with new PVC or metal wrap.

Staff recommends approval of the project, with conditions.

Garage: The proposed garage meets the Commission's Guidelines for outbuildings found on page 51 of the *Richmond Old and Historic Districts Handbook and Design Review Guidelines* as the garage is subordinate to the primary structure, located at the rear of the primary structure, clad in a material to match the primary structure, and has a roof form consistent with outbuildings in the district. Staff recommends that the proposed garage doors be submitted to staff for administrative review and approval.

Wall: The *Guidelines* state that new street-front fences, walls and gates should be compatible with the historic structure and should look to precedent on the block face or block face opposite (pg. 78, #3). Several houses along this block of Monument Avenue feature short brick street-front walls. However, staff was unable to locate a 3 foot tall solid brick street-front wall. Staff recommends the wall and columns along the street be reduced in height, to better match the pattern found on the block. A new design should be submitted to staff for administrative review and approval.

Second story entrance: The *Guidelines* state that changes to existing windows along a secondary elevation will be considered on a case-by-case basis (pg. 69, #8). The applicant is proposing to convert an existing window on the second story to a

door by extending the opening below the sill and maintaining the existing head height and width. The new door will be a half-lite paneled door. The opening is on a secondary elevation and is minimally visible due to existing vegetation and will be partially obscured by the proposed stairway. Staff recommends that the new door be made of wood with true or simulated divided lites with interior and exterior muntins and a spacer bar.

A stairway is proposed to access the new door. The new structure will be constructed of pressure treated wood with composite or pressure treated decking and will have Richmond rail and turned posts. The stairway extends 24 feet toward the back of the home and the framing will be screened with 1x6 PVC boards. As the stairway is new construction staff has reviewed it against the recommendations for decks found on page 51 of the *Guidelines*. The proposed stairway generally meets the requirements for decks as the sub-decking is screened and the structure will be located in a side yard. The design is also similar to a stairway on an adjacent home. Staff recommends the posts be square rather than the proposed turned posts and the entire structure be painted or opaquely stained a neutral color to be administratively approved.

In addition to the alteration to the second story window, the applicant is proposing to close two existing first story doors and a small window. The openings will be obscured by the proposed stairway and will be minimally visible behind the proposed 6.5 foot tall brick wall enclosing the rear yard. Staff recommends that if the openings are bricked in, the brick be inset and not toothed-in to the existing opening.

Roof: The *Guidelines* state that substitute roof materials may be used if the original material is not technically feasible and that substitute materials should match the original form and style as much as possible (pg. 66, #3). The original roof is likely asbestos shingles which are no longer available. The proposed roofing material is consistent with the district and the style of home. The proposed synthetic slate matches the appearance of slate roofing.

Front door: The proposed replacement door is generally consistent with the recommendations for doors found on page 71 of the *Guidelines*. The proposed door is made of wood and does not have faux paneling or glass. Staff recommends the door be painted a color to be administratively approved.

Trim: The applicant has stated that the existing metal trim wrap is in poor condition and needs to be replaced. The applicant would prefer to install PVC wrap in a neutral color. If the Commission does not approve the PVC material the applicant would like to replace the trim wrap in-kind, but in a neutral color rather than the existing green. Staff recommends the trim wrap be replaced in-kind with new metal, the color to be administratively reviewed and approved.

It is the assessment of staff that, with the conditions above, the application is consistent with the Standards for Rehabilitation outlined in Sections 30-930.7(b) 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.