

**COMMISSION OF ARCHITECTURAL REVIEW  
STAFF REPORT  
February 27, 2018, Meeting**

5. **COA-029597-2018** (J. & S. Bliley) **2609 Monument Avenue  
Monument Avenue Old and Historic District**

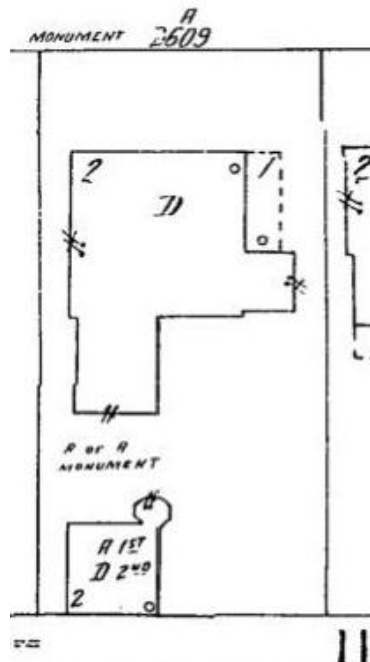
**Project Description:** **Construct a second story addition.**

**Staff Contact:** **C. Jeffries**

The applicant requests approval to construct a second-story addition above an existing enclosed side porch of a Colonial Revival brick residence dating from the 1920's in the Monument Avenue Old and Historic District. The proposed addition is approximately 15'10" by 20' and will match the existing home in materials and design.

**Staff recommends denial of the project.**

Based on the 1950 Sanborn map, it appears that the structure has not been altered from its original plan. The only documented alteration staff was able to confirm was the enclosure of the side porch with glass in 1991. The application for the alteration states that "no change to the structure occurred and no alteration to the home occurred."



1950 Sanborn Map

*The Richmond Old and Historic District Handbook and Design Review Guidelines* state that additions should be as inconspicuous as possible and preferably located at the rear or on the least visible side of a building (pg. 46, Siting #1). The proposed addition is located above a one-story enclosed side porch visible from the front of the building. Though the addition is to the side of the main mass of the structure, it does obscure a secondary elevation which faces the street. Staff finds that the proposed location of the addition is highly visible and is located on an elevation visible from the front of the structure rather than a rear or secondary elevation.

The *Guidelines* also state that additions should not obscure or destroy original architectural elements (pg. 47, Materials & Colors #1). The proposed addition will obscure two elevations visible from the front of the building, and will necessitate the removal of two original windows. Furthermore, the addition will obscure architectural features including a dormer window on the main roof and will convert an existing exterior chimney to an interior chimney.

The Standards for Rehabilitation found on pages 4-5 of the *Guidelines* state that new additions should be differentiated from the old, and changes that create a false sense of historical development shall not be undertaken. Though the addition is inset from the existing building wall and within the parapet above the existing porch, the intent of the proposed addition is to match the existing materials and design of the structure. The plans indicate that the roofing, brick, windows, shutters, cornice, and gutters will match the existing. The only differentiation between the existing structure and the addition is the use of a running bond rather than the Flemish bond found on the existing structure. Staff finds that the proposed design is not differentiated from the old and creates a false sense of historical development as it is designed to blend in and look original to the building.

It is the assessment of staff that the application is not consistent with the Standards for Rehabilitation outlined in Section 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.