

**COMMISSION OF ARCHITECTURAL REVIEW  
STAFF REPORT  
April 24, 2018, Meeting**

3. **COA-033451-2018** (Dickson Properties) **3021 Monument Avenue  
Monument Avenue Old and Historic District**

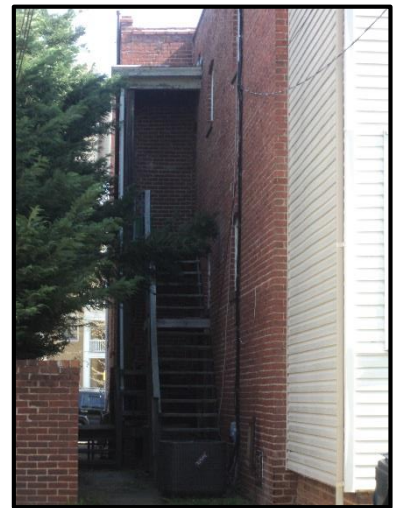
**Project Description:** **Replace existing stairs.**

**Staff Contact:** **M. Pitts**

**Description of Existing Structure:** The existing structure is a two story brick duplex with a frame rear addition built in 1927. The structure has been altered overtime to include the replacement of an exterior stair on the west side elevation.



3021 Monument Avenue (April 2018)



Exterior Stair (April 2018)

**Proposal:** The applicant proposes to rehabilitate the structure using State and Federal Tax Credits to create four dwelling units. To provide a second means of egress to the units, the applicant is proposing to replace the existing stairs and modifying existing openings.

On the west elevation, the applicant is proposing to replace the existing stairs from the second story with stairs in the same location. The stairs will be opaquely stained a color to be administratively approved by staff and will have Richmond rail. On the second story, the applicant is proposing to modify an existing opening to accommodate the door to provide a second access to the proposed stairs. On the first story, the applicant proposes to also alter a window opening to accommodate a door. The proposed door will be located beneath the new stairs and will be minimally visible from the public right of way.

On the east elevation, the applicant proposes to remove an existing side stoop and construct a new larger deck to be opaquely stained a color to be administratively approved by staff.

**Staff recommends approval of the project with conditions.**

**New Stairs and Deck:** The *Richmond Old and Historic Districts Handbook and Design Review Guidelines* note that though the demolition of elements on historic buildings is discouraged, demolition may be approved for when an element is not a contributing part if the historic character of the structure or the District (pg. 82). Staff supports the demolition of the existing stairs and decks as they are deteriorated, modern additions to the structure. The proposed design of the stairs on the east elevation is consistent with the existing design and with exterior stairs in the district. Staff finds the proposed deck on the east elevation is consistent with the Commission's Guidelines for decks (pg. 51) with the following conditions: the railing be Richmond rail or the pickets be placed on the inside of the handrail for a more finished appearance and the sub-decking be screened with wood lattice or with brick piers.

**Altered Openings:** The *Guidelines* note that changes to existing openings and the addition of new openings on a secondary elevation will be considered by the Commission on a case-by-case basis (pg. 69, #8). These proposed openings which are to be altered are on a secondary elevation and are minimally visible from the public right of way. Staff recommends approval of the new openings and doors with the following conditions: the existing opening heads and widths be maintained and details of the proposed doors be submitted for administrative review and approval.

As the applicant has applied for historic tax credits, the Commission's approval should be conditioned upon the work being performed in conformance with the Part II Tax Credit application approval and conditions. In addition, the applicant should submit any additional conditions subsequently imposed by DHR or the National Park Service to CAR staff for administrative review and approval.

It is the assessment of staff that, with these conditions, the application is consistent with the Standards for Rehabilitation and New Construction outlined 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.