

2. COA-055422-2019

PUBLIC HEARING DATE

June 25, 2019

PROPERTY ADDRESS

1821 Monument Avenue

DISTRICT

Monument Avenue

APPLICANT

J. Reid, III

STAFF CONTACT

C. Jeffries

Commission of Architectural Review

STAFF REPORT

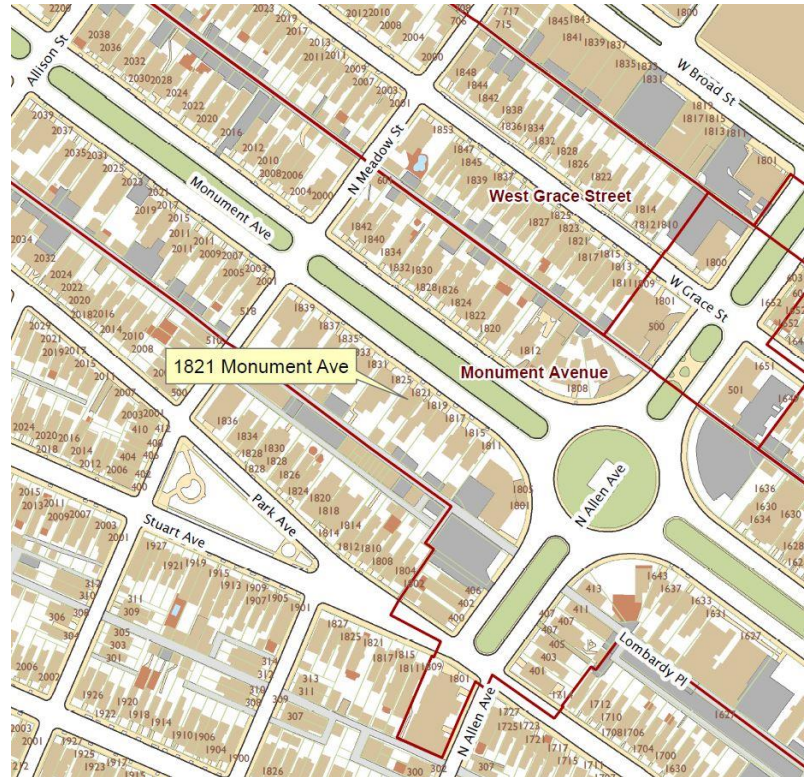


PROJECT DESCRIPTION

Enclose two existing rear porches, and construct a rear porch and patio.

PROJECT DETAILS

- The applicant requests approval to make alterations to the rear of a two-story brick Eclectic Revival home designed by Duncan Lee and built ca. 1912.
- The applicant proposes to enclose an entry porch and a patio at the rear of the home.
- A small inset porch at the rear will be enclosed, and a new 5'6" by 8' deck will be constructed. The porch will be enclosed with wood windows, bead-board, and a door relocated from another entrance. The deck will be constructed of brick with a metal railing.
- An addition will also be built at the location of an existing terrace, which will not be visible from the public right of way.



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STAFF RECOMMENDATION

APPROVED WITH CONDITIONS

PREVIOUS REVIEWS

None.

STAFF RECOMMENDED CONDITIONS

- The second story railing be of a simple design to clearly differentiate it from the historic materials.
- Window specifications for the porch enclosure and details of the proposed second story railing be submitted for administrative review.

STAFF ANALYSIS

Porches,
Entrances and
Doors, pg. 71
#13

Porch enclosures to aid in energy conservation are only appropriate on secondary elevations. Solid materials are not recommended for use in enclosure projects since they can radically alter the

The proposed porch enclosure is consistent with the Commission's Guidelines for porch enclosures as it utilizes glazing to maintain the openness of the porch. Staff recommends

historic appearance of a porch. Glass enclosures which reveal decorative porch elements are strongly preferred.

approval of the proposed porch enclosure.

Materials and Colors, pg. 47, #2

Materials used in new residential construction should be visually compatible with original materials used throughout the district.

The applicant is proposing to use brick, wood, and metal, all materials found throughout the Monument Avenue City Old and Historic District.

Staff finds that the proposed rear addition will not be visible from the public right of way, though the second story railing may be visible through the vegetation. The use of a metal railing on the second story references an iron balcony that historically was accessed via the second story door. Staff recommends the railing be of a simple design to clearly differentiate it from the historic materials.

Staff recommends window specifications for the porch enclosure and details of the proposed second story railing be submitted for administrative review.

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

FIGURES



Figure 1. East elevation, looking south.



Figure 2. Rear elevation.