

**COMMISSION OF ARCHITECTURAL REVIEW
STAFF REPORT
December 13, 2016, Meeting**

10. **CAR No. 16-175** (E. & M. Grossman) **2516 Monument Avenue
Monument Avenue Old and Historic District**

Project Description: **Construct a new partially enclosed porch at the rear of the structure.**

Staff Contact: **M. Pitts**

The applicant requests approval to construct an addition at the rear of a home in the Monument Avenue Old and Historic District. The applicant is proposing to construct a screened porch and an adjacent deck. The proposed screened porch will be constructed of wood with arches to match the existing window arches. The applicant proposes to install a copper roof with hand seams. Due to the presence of a garage and a privacy fence the proposed new construction will be minimally visible from the public right of way. Staff believes that the copper roof and upper screens are the only elements which will be visible through the openings in the lattice element of the existing fence.

Staff recommends approval of the project. The *Richmond Old and Historic Districts Handbook and Design Review Guidelines* state that additions should be subordinate to their main structure and be as inconspicuous as possible (pg. 44, Siting #1). Staff supports the construction of the screened porch as it is small in scale, located at the rear, and is minimally visible from the public right of way. The plans indicate that the existing openings on the structure will not be altered to accommodate the proposed addition, and therefore the proposed addition will not destroy original architectural elements. Staff supports the proposed arches which resemble the existing window arches as the Guidelines note the architectural appearance of existing windows should be used as a model for new openings (pg. 46, Doors and Windows #2). The Guidelines encourage porch roofs that are hand-seamed (pg. 46, Porches and Porch Details #5) and materials that are visually compatible with the original materials used throughout the district (pg. 45, Materials & Colors #2). Staff finds the proposed hand seamed copper roof is visually compatible with roof material. As the proposed addition is subordinate, minimally visible from the public right of way, and visually compatible with the historic district; staff recommends approval.

It is the assessment of staff that the application is consistent with the Standards for New Construction outlined in Sections 30-930.7(c) 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.