

**COMMISSION OF ARCHITECTURAL REVIEW
STAFF REPORT
January 23, 2018, Meeting**

6. **COA-028142-2017** (J. & J. Reuben) **3208 Monument Avenue
Monument Avenue Old and Historic District**

Project Description: **Construct a new rear sunroom.**

Staff Contact: **C. Jeffries**

The applicant requests approval to construct a one-story sunroom with a balcony at the rear of a Colonial Revival brick residence built ca. 1928 in the Monument Avenue Old and Historic District. The proposed sunroom will be 12 feet by 21 feet and clad in fiber cement siding with a metal railing enclosing a second story balcony.

Staff recommends approval of the project with conditions. The proposal is generally consistent with the standards for new construction listed on pages 46 to 51 in *The Richmond Old and Historic District Handbook and Design Review Guidelines* as it is subordinate in size, as inconspicuous as possible, and located at the rear. In addition, due to an existing garage the sunroom will be minimally visible from the public right of way. Staff recommends that the new windows be aluminum clad, rather than the vinyl clad windows proposed, and have simulated divided lites with interior and exterior muntins and a spacer bar. Staff also recommends that the fiber cement siding be smooth and unbeaded and the color be administratively approved.

It is the assessment of staff that the application, with the conditions noted above, is 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.