

**COMMISSION OF ARCHITECTURAL REVIEW
STAFF REPORT
April 26, 2016, Meeting**

15. **CAR No. 16-060** (N. & S. Ruffin)

**2327 Monument Avenue
Monument Avenue Old and Historic District**

Project Description:

**Enclose a rear porch and construct
an addition to the enclosed porch.**

Staff Contact:

M. Pitts

The applicant requests approval to enclose and expand an existing porch at the rear of a home in the Monument Avenue Old and Historic District. The subject porch is located on the eastern corner of the structure and is visible from the North Davis Street. The applicant is proposing to elongate the porch by 5 ½ feet. The applicant is proposing to maintain the lattice work and columns and replicate these elements in the expanded area. The applicant is also proposing to install wooden elements to match the existing picket and railing profiles on to the proposed cement board walls. The existing shallow pitched membrane roof will be changed to a gable slate roof. On the visible side elevation, the applicant is proposing to install two 6/6 wooden windows with simulated divided lites. On the rear elevation, the applicant is proposes to install a set of three 6/6 wooden windows with simulated divided lites.

Staff recommends approval of the project as submitted with a condition.

The *Richmond Old and Historic Districts Handbook and Design Review Guidelines* note that porch enclosures are only appropriate on secondary elevations, solid materials for porch enclosures are not appropriate, and enclosures which reveal decorative porch elements are strongly preferred (pg. 67, #13). The applicant has taken care to design a porch enclosure which meets these standards. The proposed enclosure is at the side and the rear of the home. The applicant is proposing to install multiple windows to increase the transparency of the structure and will maintain and replicate the character defining lattice work, columns, and railing as a part of the proposed design. As the application did not include paint colors for the cement boards, staff recommends paint colors be submitted for administrative review and approval. The guidelines for building additions state that additions should be subordinate to the primary structure (pg. 44, Siting #1) which this small addition is. The Guidelines also note that new additions should use a building form compatible with that found in the historic district (pg. 44, Form #1). Staff finds the proposed new roof form of the enclosed porch and addition is an appropriate building form for the structure as the gable roof is an element found on the adjacent garage and the front portico of the subject home.

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