

**COMMISSION OF ARCHITECTURAL REVIEW
STAFF REPORT
March 24, 2015 Meeting**

5. **CAR No. 15-036** (M. Robinson-Spigle)

**312 N. Monroe Street
Jackson Ward Old & Historic District**

Project Description:

**Modifications to non-historic elements
on rear of the house**

Staff Contact:

M. Pitts

The applicant requests approval to remove two modern windows and a section of a modern metal awning and install French doors and a balcony on the second floor on the rear elevation of a structure in the Jackson Ward Old & Historic District. A salvaged wrought iron railing will serve as the balcony guard rail. The single pane French doors will be painted black to match the windows, and the guard rail will be painted black to match the roof.

Staff recommends approval of the project. Though the *Richmond Old and Historic Districts Handbook and Design Review Guidelines* Standards for Rehabilitation – Building Elements: Residential Construction state that fundamental architectural features such as windows, roofs, or porches should not be removed or radically altered (pg. 55), the windows and roof which are proposed to be altered are contemporary additions to the home and not contributing elements to the historic structure. Additionally, these features are located on the rear of the property with limited visibility from the right-of-way.

While the *Guidelines* do not support faux balconies, they do find that small projecting balconies are acceptable (pg. 46). Though the proposed salvaged wrought iron railing is in keeping with the character of the Jackson Ward District which is known for its ornamental railings, the proposed railing does not create a false historical sense as it is clearly a part of a contemporary addition to the historical structure.

It is the assessment of staff that the application is consistent with the Standards for Rehabilitation outlined in Section 114-930.7(b) of the City Code, and 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.