

**COMMISSION OF ARCHITECTURAL REVIEW
STAFF REPORT
July 24, 2018 Meeting**

6. COA-037946-2018 (D. Cho)

**3309 Monument Avenue
Monument Avenue Old and Historic District**

Project Description: **Demolish an existing porch and sunroom to construct a rear addition; construct a 2-car garage.**

Staff Contact: **C. Jeffries**

The applicant requests approval to construct an addition and a garage at a Colonial Revival home built in 1950 in the Monument Avenue Old and Historic District. Though the City Old and Historic Districts do not differentiate contributing and noncontributing properties, the building is listed as a noncontributing resource in the inventory for the Monument Avenue National Historic Landmark Historic District. The applicant proposes the following work:

- Construct a one-story brick two car garage with a shed roof in the rear of the property.
- Remove an existing two-story porch and one-story sunroom at the rear of the structure.
- Construct a two-story frame addition at the rear with fiber cement siding, a brick foundation and a synthetic slate roof. The addition will have wood windows to match the existing windows and 6 panel wood doors.
- Construct a stairway to a second story entrance and entry stairs to a first story entrance on the new addition. The stairs will have treated posts and fir Richmond rail.

Staff recommends approval of the project, with conditions.

Garage: The proposed garage meets the Commission's Guidelines for outbuildings found on page 51 of the *Richmond Old and Historic Districts Handbook and Design Review Guidelines* as the garage is subordinate to the primary structure, located at the rear of the primary structure, clad in a material to match the primary structure, and has a roof form consistent with outbuildings in the district. Staff recommends details of the proposed garage doors be submitted to staff for administrative review and approval.

Demolition: The *Guidelines* state that the Commission can approve requests for demolition when a building or structure is deemed not to be a contributing part of the historic character of a City Old and Historic District (pg. 82, #2). The existing structures at the rear of the home were constructed in 1998 of pressure-treated wood. Staff recommends approval of the proposed demolition.



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Addition: The *Guidelines* state that additions should not obscure or destroy original architectural elements and should be subordinate in size to their main buildings and locating at the rear is preferred (pg. 46 Siting #1, pg. 47, Materials #1). The proposed addition is at the rear of the structure and is inset from the existing walls by one foot on each side. The addition is further differentiated from the original structure by the fiber cement siding. Staff recommends the siding be smooth and without a bead and colors be submitted for administrative review and approval.

Windows: The *Guidelines* state that existing windows should serve as the model for new windows (pg. 69, #10). Staff notes that the elevations show a mix of 6/6 and 8/8 windows. As this is likely a drafting error, staff recommends the double hung windows in the addition be 6/6 with true or simulated divided lites with a spacer bar between the glass. The applicant is also proposing three larger fixed windows in the addition. The larger windows will be minimally visible from the public right of way. Staff recommends the exterior jambs of the two fixed windows align with those of the windows above on the side elevations.

Stairways: Stairways are proposed to access the new entrances on the rear addition. The new structures will be constructed of pressure treated wood with fir Richmond rail. As the stairways are new construction staff has reviewed them against the recommendations for decks found on page 51 of the *Guidelines*. The proposed stairway generally meets the requirements for decks. The design is also similar to a stairway on an adjacent home. Staff recommends the entire structure be painted or opaquely stained a neutral color to be administratively approved.

It is the assessment of staff that, with the conditions above, the application is consistent with the Standards for Rehabilitation outlined in Sections 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.