

**COMMISSION OF ARCHITECTURAL REVIEW  
STAFF REPORT  
October 25, 2016 Meeting**

6. **CAR No. 16-148** (C. & S. Porter)

**2230 Monument Avenue  
Monument Avenue Old and Historic District**

**Project Description:**

**Enclose an existing 2 story porch  
at the rear of the home.**

**Staff Contact:**

**M. Pitts**

The applicant requests approval to enclose a two story porch at the rear of a home in the Monument Avenue Old and Historic District. The existing porches are minimally visible from the adjacent alley due to the presence of a garage and vegetation. The applicant is proposing to maintain the porch columns, railings, band board, and other trim. The applicant is proposing to infill behind the railings and install simulated-divided-lite wood windows in the upper openings with the exception of one column bay. In this opening, the applicant proposes to install fixed, louvered-shutters. The applicant is proposing to remove the existing steps which access the rear yard and construct a new landing and stairs. This element is not visible from the public right-of-way due to the existing brick wall. The applicant is seeking approval to enclose both levels of the porch but has presented an alternative for enclosing only the first level.

**Staff recommends approval of the project with a condition.** The *Richmond Old and Historic Districts Handbook and Design Review Guidelines* state porch enclosures are only appropriate on secondary elevations and glass enclosures which reveal decorative porch elements are strongly preferred as solid materials radically alter the historic appearance of a porch (pg. 67, #13). The proposed porch enclosure is located on a secondary elevation that is minimally visible from the public right-of-way and utilizes glazing to maintain the open appearance of the original porch design. Currently on the first story of the porch, there is a lattice frieze which is also shown on the original plans for the home. The applicant is proposing to remove this element and replace the lattice with wooden louvered shutters. As the lattice design element is original to the home, staff recommends that it be maintained and enclosed in glazing. As the proposed alterations are minimally visible from the public right-of-way and are consistent with the *Guidelines* for porch enclosures, staff recommends approval with the noted condition for enclosing both or only the first floor porch.

It is the assessment of staff that the application is consistent with the Standards for Rehabilitation and New Construction in Sections 30-930.7(b) and (c) of the City Code, as well as 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.