

2. COA-053437-2019

PUBLIC HEARING DATE

May 28, 2019

PROPERTY ADDRESS

2516 Monument Avenue

DISTRICT

Monument Avenue

APPLICANT

E. Grossman

STAFF CONTACT

C. Jeffries

Commission of Architectural Review

STAFF REPORT

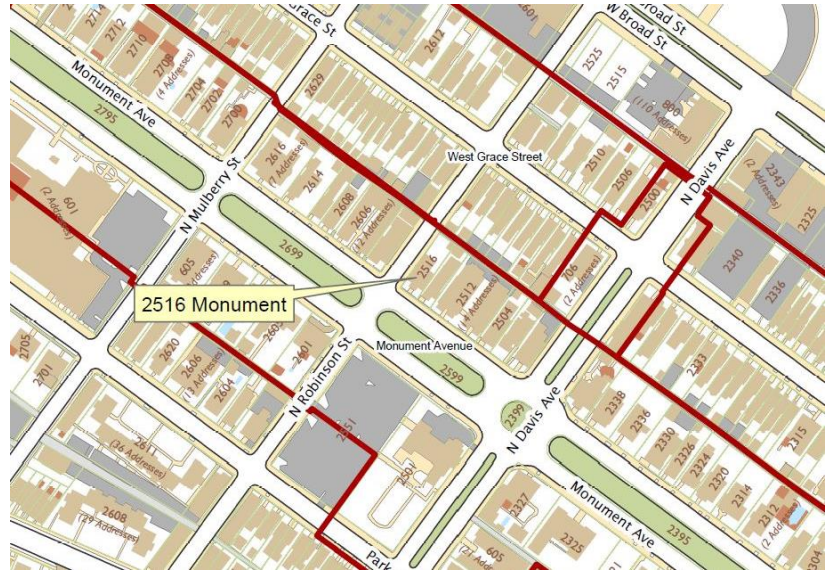


PROJECT DESCRIPTION

Construct a new rear deck with a partial covering; repair existing front porch floor and walkway; install a new fence.

PROJECT DETAILS

- The applicant requests approval to rehabilitate the front porch and construct a new porch in the rear.
- The existing building is a 2 ½ story brick Colonial Revival home built ca. 1910.
- The applicant proposes to replace the front steps and front porch floor in-kind with concrete and terrazzo to match.
- In the rear the applicant is proposing a new 13' by 7' wood covered porch with a standing seam copper roof.
- Other work in the rear yard is also planned but will not be visible from the public right of way due to existing garages and fences along the alley.



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STAFF RECOMMENDATION

APPROVE

PREVIOUS REVIEWS

A similar, larger rear porch was reviewed and approved by the Commission in January 2017. The applicant has returned with a design that meets the current setback requirements.

STAFF RECOMMENDED CONDITIONS

- None.

STAFF ANALYSIS

Standards for Rehabilitation #6-7, pg. 59

6. *Retain original entrances and porches including doors, frames, fanlights, sidelights, steps, balustrades, pilasters, entablatures, columns, and decorative features.*
7. *Repair damaged elements instead of replacing them. Use materials that match the original in type, or use physically and chemically compatible substitute materials that convey the same appearance as the surviving elements or sections.*

The front landing and front porch floor appear to be in disrepair and have experienced cracking and sinking. The applicant is proposing to replace the damaged concrete landing in-kind and has located terrazzo that will match the original as closely as possible. The new terrazzo will be installed with control joints to prevent future cracking. Staff recommends approval of the repair and in-kind replacement of the front porch materials.

Standards for New Construction, Materials & Colors #1-2, pg. 47

1. *Additions should not obscure or destroy original architectural elements.*
2. *Materials used in new residential construction should be visually compatible with original materials used throughout the district.*

The proposed rear porch is generally consistent with the Guidelines for new construction as it is subordinate, located at the rear, is minimally visible from the public right of way, and utilizes compatible materials. Staff recommends approval of the porch as proposed.

Fences & Walls #1, pg. 51

Fence, wall and gate designs should reflect the scale of the historic structures they surround, as well as the character of nearby fences, walls, and gates.

The proposed fence is constructed of wood and is of a compatible design. Staff recommends approval of the proposed fence.

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

FIGURES



Figure 1. 2516 Monument Ave, facade



Figure 2. View of rear yard from alley.