

**COMMISSION OF ARCHITECTURAL REVIEW
STAFF REPORT
June 28, 2016 Meeting**

3. **CAR No. 16-094** (B. Makdad)

**2324 Monument Avenue
Monument Avenue Old and Historic District**

Project Description: **Replace in-kind an existing brick wall
to include a vehicular gate.**

Staff Contact: **M. Pitts**

The applicant requests approval to replace an existing brick wall at the rear of the property in the Monument Avenue Old and Historic District with a new brick wall to match the existing. The existing brick wall has been compromised due to trees at the rear of the property and has been altered through the years as a carriage house was removed at the rear of the property which impacted the wall. The applicant proposes to remove the trees as part of this project. The applicant proposes to use Old Carolina Brick Company brick in Whiltshire to match the existing brick. Currently, there is a single door in the brick wall to provide access to the rear yard. The applicant proposes to install a vehicular wooden gate to be painted black which will match the design of the gate at 2320 Monument Avenue.

Staff recommends approval of the project. The *Richmond Old and Historic Districts Handbook and Design Review Guidelines* note that original walls should be retained and maintained when possible, and brick walls should not be removed and replaced with contemporary features (pg. 74, #1, #2). The existing brick wall has been altered through the years and is currently compromised with a large crack. The applicant is proposing to replace the wall in-kind by using the same materials and design which are both appropriate for the Old and Historic District, and therefore, staff recommends approval of the proposed reconstruction. The Guidelines note that fences and walls including their gates should be constructed using materials and designs appropriate to the Old and Historic District. As the proposed gate is consistent in material and design with gates in the Old and Historic District staff recommends approval of its inclusion in the proposed wall.

It is the assessment of staff that the application with the noted condition, is consistent with the Standards for Site Improvements in Section 30-930.7(e) 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.