

**COMMISSION OF ARCHITECTURAL REVIEW  
STAFF REPORT  
July 22, 2014 Meeting**

5. **CAR No. 14-73** (S. Kiatsuranon)

**1600 Monument Avenue  
Monument Avenue Old & Historic District**

**Project Description:**

**Install fence and patio**

**Staff Contact:**

**C. Easterling**

The applicant requests permission to install a concrete patio and fence for outdoor dining at the Stuart Court apartment building located in the Monument Avenue Old and Historic District. The outdoor dining area will be located beside the entrance to the basement-level restaurant in the building. The applicant installed the concrete pad for the patio without the required Certificate of Appropriateness. The concrete replaced a small area covered with gravel. The proposed metal picket fence will enclose the patio space, and will be 48" high and have a black finish. A portion of the fence will include a 1"-thick wooden countertop attached with brackets. The applicant proposes extending the fence east to the center rail of the basement entry stairs. The other components of the project, including benches, chairs and tables, appear to be free-standing, and are therefore not subject to Commission review.

**Staff recommends approval of the project with conditions.** *The Richmond Old and Historic District Handbook and Design Review Guidelines* notes that the more closely a site feature is located to the front of a property, "the more strongly compatible historic design will be encouraged" (pg. 66). The *Guidelines* also discourages the installation of new street-front fences in areas where historically there were no fences (pg. 68, #4). The Stuart Court apartment building is one of several monumentally scaled buildings facing the intersection of Monument Avenue and Lombardy Street. It is the assessment of staff that a simple picket fence at this location is much more appropriate than it would be in other parts of the Monument Avenue Old and Historic District. Staff would like the applicant to confirm the location of the fence relative to the higher concrete retaining wall running perpendicular to the sidewalk, and the finish color for the wooden counter. All color selections should complement the main building. Staff recommends against locating the fence and gate in a manner that blocks half of the stairs running down to the basement level. This placement disrupts the symmetry of this entry into the building, and appears out of character with the district.

It is the assessment of staff that, with conditions, the application is consistent in part with the Standards for Site Improvements outlined in Section 114-930.7(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.