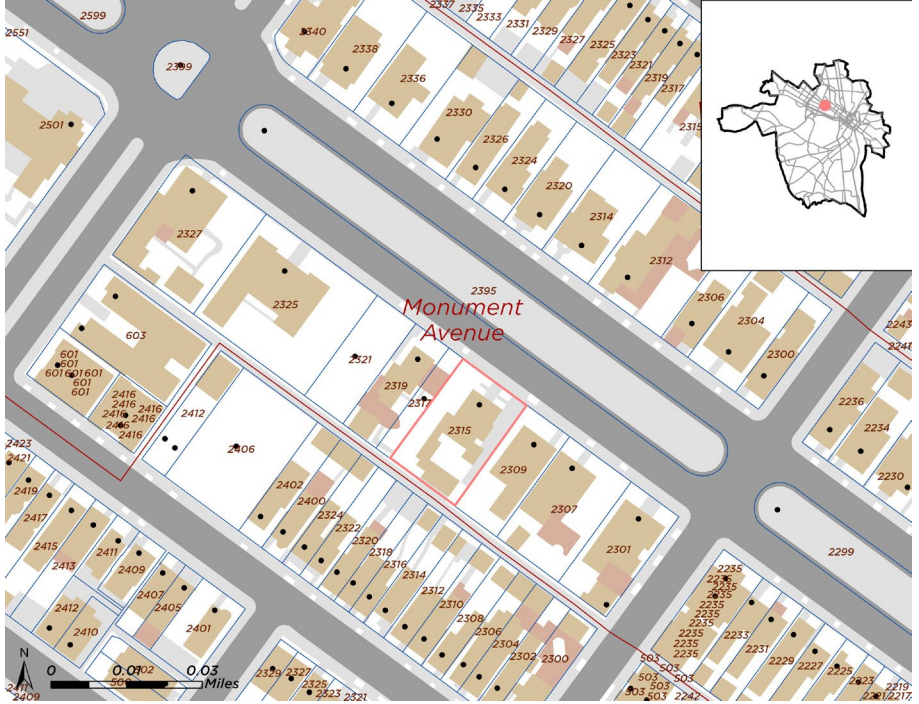




**Staff Report
City of Richmond, Virginia**

Commission of Architectural Review

10. COA-128334-2023	Final Review Meeting Date: 4/25/2023
Applicant/Petitioner	Matson Roberts Jr., SMS Architects
Project Description	Various exterior alterations including a side addition, and rear and side second-story trellis.
Project Location	
Address: 2315 Monument	
Historic District: Monument Avenue	
<p>High-Level Details:</p> <ul style="list-style-type: none"> • construct a side addition, • install new garage doors, • install new lattice detailing on top of the rear and side faux wall, • remove a rear wood privacy fence and replace with a stucco wall and wood gate, • install a new door on the side elevation, • install trellage, • and install an outdoor staircase to the roof of the garage. 	<p>Staff Recommendation</p> <p>Approval, with Conditions</p>
Staff Contact	Samantha Lewis, Samantha.lewis@rva.gov , 804-646-5207
Previous Reviews	None.
Conditions for Approval	<ul style="list-style-type: none"> • Submit for administrative approval a simplified design for the shaped parapet façade on the addition. • Submit for administrative approval a paint color for the latticework to be installed. • Any new windows or doors on the main dwelling other than that approved in this application be submitted for administrative approval.

Staff Analysis

Guideline Reference	Reference Text	Analysis
A. Addition		
Standards for New Construction, p. 46, #1	<i>Additions should be subordinate in size to their main buildings and as inconspicuous as possible. Locating additions at the rear or on the least visible side of a building is preferred.</i>	Applicant indicates this addition will be subordinate to the main building and located on a secondary elevation. The location of the addition will be set back 73 feet from the front property line behind several layers of foliage, trees, and the planned treillage away from the public viewshed. Staff finds the location and size of the addition to be appropriate. <u>Staff recommends approval of the addition location.</u>
Standards for New Construction, p. 47, #3	<i>Paint colors for new additions should complement the historically appropriate colors used on the primary structure.</i>	Applicant indicates the new addition will be painted a color to match the main dwelling. <u>Staff recommends approval of the smooth stucco material and color for the addition.</u>
Standards for New Construction, p. 46, #3	<i>New construction should use a building form compatible with that found elsewhere in the historic district. Building form refers to the specific combination of massing, size, symmetry, proportions, projections, and roof shapes that lend identity to a building. Form is greatly influenced by the architectural style of a given structure.</i>	The façade on the addition is meant to evoke the same architectural style as the main dwelling. In order to better differentiate the addition from the main dwelling, the applicant proposes placing a plaque or other detailing above the door with the year of construction. Applicant indicates the shaped parapet façade of the addition is identifiably different from the main dwelling's form. Bottomley famously did not use much ornamentation on the exterior of his homes. While the shaped parapet can be differentiated from the main dwelling, <u>staff recommends simplifying the shaped parapet façade on the addition.</u>
Standards for New Construction, p. 48, #4	<i>Windows and doors on the secondary, corner elevation should be organized following the principals of the primary elevation: windows should be proportioned appropriately, aligned vertically, and arranged as though designing a primary elevation.</i>	The window and door pattern is similar in style to the main dwelling without the shutters. Applicant is proposing to use aluminum clad wood windows and doors. The doors transom matches in style to the main dwelling. <u>Staff recommends approval of the windows.</u>
B. Garage doors		
New Construction, p. 51, #1	<i>Outbuildings, including garages, sheds, gazebos, and other auxiliary structures, should be compatible with the design of</i>	Applicant indicates the existing two bay garage will be converted to a three-bay garage. The applicant does not plan to alter the building

	<i>the primary building on the site, including roof slope and materials selection.</i>	form to accommodate this change. Applicant proposes installing doors that are similar to the 1922 doors and painting them the same blue as the shutters and gates. There are other examples of stylized garage doors in this alley, and there is an existing three bay garage at the other end of the alley on this block. <u>Staff recommends approval of the garage doors and color.</u>
C. Lattice detailing		
		Staff notes that the proposed lattice detailing is proposed in the same places where Bottomley planned them to be. Photographic evidence shows the lattice existing circa 1940. Staff believes the re-installation of the lattice is appropriate. <u>Staff recommends approval of the installation of the latticework above the exterior back wing, where they were originally installed per the 1922 building plans, and staff recommends submitting for administrative approval a paint color for the lattice.</u>
D. Rear fence replacement and back stairs		
Standards for Site Improvements, p. 78, #9	<i>Rear-yard privacy fences should mimic traditional fence designs.</i>	This property is a high style building and there is photographic evidence that the interior rear gate matched the street facing front gate in terms of style and color. Applicant proposes replacing the non-original wood picket gate in the alley on the west side of the garage with a new wood gate that matches in style and color to the existing interior and alley rear wooden gates found on the east side of the garage. Several other examples of stylized and painted gates can be found in the alley on this block. <u>Staff recommends approval of the style and color of the western alley gate.</u>
New Construction, p. 51, #3	<i>Privacy fences along the side and rear of a property should be constructed of wood of an appropriate design. Privacy fences are not appropriate in front of a historic building.</i>	Staff believes the existing wood picket privacy fence is not original to the building. Staff found evidence of some type of pillar or other structure where the fence currently sits. Applicant is proposing to replace the western section of picket fencing with a stucco wall of the same height and installing a new wood double gate that match the double gates on the eastern side of the garage in style and color.

		<u>Staff recommends approval of the stucco wall and approval of the new wood double gate.</u>
		Applicant is proposing a rear spiral stair attached to the garage structure on the interior of the property wall along the alley with the intent to reach the patio. The stairs would be visible from the alley. There is an existing iron staircase attached to a garage in the alley at 2402 Park (figure 2). <u>Staff recommends approval of the rear iron stairs.</u>
E. Side door installation		
		Staff notes that the landscaping plans from 1992 suggest a door should have been constructed where the applicant is proposing a door, but no door was ever constructed. As the house and gardens were built together and meant to complement one another, the gardens are an extension of the living area. Gillette, the landscape architect of the property's gardens, also intended for the gardens to be utilized by the homeowners. <u>Staff approves of the installation of the side door.</u>
F. Treillage		
Standards for Site Improvements, p. 77, #12	<p><i>When considering the design of new fences, remember that some districts, such as Church Hill, historically featured some modest brick terraced areas in front yards, while some other districts, such as Monument Avenue and West Grace Street, historically did not. <u>In the event of a front yard landscaped area, the design should seek simplicity, rather than elaboration.</u></i></p> <p><i>Where physical or documentary evidence does not exist, the proposed front yard landscaped area should <u>be compatible in design, materials, and location,</u> and should look to precedent on the block face or the block face opposite, or within the district. ... Suitable design, materials, and location will vary by district. In any event, the non-historical over-development of front yards should be avoided.</i></p>	The treillage will be set back 28 feet from the street and front property line; about 9 feet back from the façade of the primary structure. The treillage also intends to be behind the existing trees on the site. Staff notes that this location is appropriate and will not disrupt the visual rhythm of the street. The gate associated with the treillage in the front/side yard will be quite ornate. On a site visit, Staff observed a few examples of decorative fences and gates.

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. Façade photo



Figure 2. 2402 Park Ave alley stair structure



Figure 3. 1924-1925 Sanborn map

Figure 4. Decorative Gate located at 2301 Monument

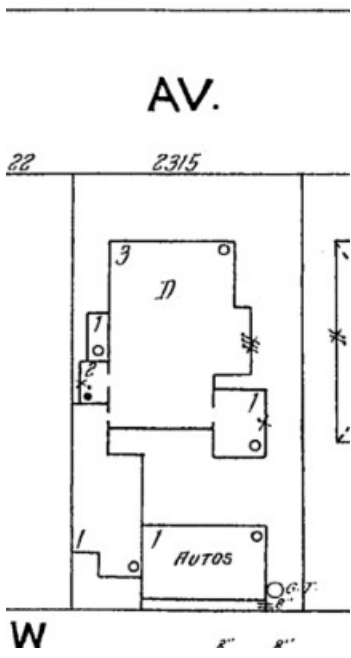


Figure 5. Decorative Gate located at 2309 Monument

