

**COMMISSION OF ARCHITECTURAL REVIEW
STAFF REPORT
November 25, 2014 Meeting**

5. **CAR No. 14-129** (S. Caudle) **2209 Monument Avenue
Monument Avenue Old and Historic District**

Project Description: **Demolish non-historic addition, add exterior door, and relocate front east gate**

Staff Contact: **K. Onufer**

The applicant requests approval to remove a non-historic bump-out addition from the east side of 2209 Monument Avenue to create a brick and mortar stoop of approximately 42" by 42" with stairs and a black iron railing leading to the east garden of the property. A wooden full-view exterior door painted black will replace the bump-out opening and provide egress from the residence to the garden.

The current front east gate of the property will move forward approximately 24 feet towards the primary elevation of the property.

All materials in both alterations - including brick and mortar, iron, and wood & glass door, will match the original materials of the historic structure.

Staff recommends approval of the project. The *Richmond Old and Historic Districts Handbook and Design Review Guidelines* recommends that non-historic additions can be removed to accurately recover the form and details of a property as it appeared at a particular time and that site improvements to fences and walls have complementary materials and scale to the historic structure and neighborhood context.

The removal of the non-historic addition and new entrance is on a secondary elevation (pg. 43). The Guidelines allow for the creation of new entrances, such as the one proposed, recommending that they occur on secondary elevations as is proposed in this project (pg. 69, #5). The materials used are consistent with the historic structure.

The movement of the gate forward retains existing historic materials, including the iron scroll gate, and uses materials compatible to the historic structure as well as commonly found in the neighborhood (pg. 49, #2, #3). The placement of the iron scroll gate at the most prominent location, as planned, reflects careful consideration of the Standards for Site Improvements (pg. 69, #9). The materials and scale of the plans to alter the front east gate all are consistent with the neighborhood context as well as the historic structure.

It is the assessment of staff that the application is consistent with the Standards for Rehabilitation 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 pages cited above, adopted by the Commission for review of Certificates of Appropriateness under the same section of the code.