

**COMMISSION OF ARCHITECTURAL REVIEW  
STAFF REPORT  
October 27, 2015 Meeting**

2. **CAR No. 15-126** (D. Cho)

**2225 Monument Avenue  
Monument Avenue Old and Historic District**

**Project Description:** **Repair and replace front porch floor**

**Staff Contact:** **K. Chen**

The applicant requests approval to remove the damaged front porch floor and replace it with a new terrazzo floor. The property is located in the Monument Avenue Old and Historic District. The front porch floor is cracked and showing signs of failure, and the original surface has been covered with thin-set concrete with a broom finish. An aggregate surface is visible below the concrete. The owner would like to remove the porch floor, repair the underlying structure, and pour a new terrazzo floor. The brick steps and edging will be retained and repaired.

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**Staff recommends approval.** The *Richmond Old and Historic Districts Handbook and Design Review Guidelines*, Building Elements: Porches, entrances and Doors (pg. 67) states that porch elements should be repaired rather than replaced and when they are too deteriorated to repair they should match the original as much as possible. The brick elements will be repaired and the proposed new terrazzo flooring is based on physical evidence that suggests the original floor was also terrazzo.

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.