

**COMMISSION OF ARCHITECTURAL REVIEW
STAFF REPORT
October 24, 2017, Meeting**

5. **COA-024475-2017** (Rixey Court Association) **2235 Monument Avenue
Monument Avenue Old and Historic District**

Project Description: **Replace front entrance landing.**

Staff Contact: **C. Jeffries**

The applicant requests approval to replace the front entrance landing of a Mediterranean Revival multifamily building built in 1924 in the Monument Avenue City Old and Historic District. The applicant proposes to replace the existing tile landing with limestone.

Staff recommends approval of the project, with a condition. *The Richmond Old and Historic District Handbook and Design Review Guidelines* recommend retaining original features and materials and repairing damaged elements instead of replacing them (pg. 57, #1, 7). The existing tile is found on multiple surfaces at the front entrance to the structure and the landing is highly visible from the sidewalk. The tile is cracked and damaged, and the applicant has stated that they have been unable to find a matching replacement tile. As many of the tiles are salvageable, staff recommends the unbroken tiles be salvaged and reinstalled to match the existing pattern, and the proposed limestone be installed in the remaining area. The final design should be submitted to staff for administrative review and approval prior to any work being done.

It is the assessment of staff that the application, with the noted condition, is consistent with the Standards for Rehabilitation outlined in Section 30-930.7(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.