COMMISSION OF ARCHITECTURAL REVIEW
STAFF REPORT
August 25, 2015 Meeting

2.   **CAR No. 15-104** (D. Cho)   **2225 Monument Avenue**
                                                      Monument Avenue Old and Historic District

        Project Description: **Construct a missing rear porch**

        Staff Contact: **K. Chen**

The applicant requests approval to construct a missing rear porch on the 2nd story of a residence in the Monument Avenue Old and Historic District. The proposed porch will replace a missing 2nd story rear porch, as evidenced by ghosting. There is an existing 1st story, painted stoop with Richmond rail. The new porch will be constructed of treated lumber and have a Richmond rail.

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Staff recommends approval of the project as submitted with a condition.
The *Richmond Old and Historic Districts Handbook and Design Review Guidelines* state that new construction which includes the addition of new porches "should reference the materials, features, size, scale, proportions, and massing of the existing historic building or buildings in its setting" (pg. 44). The new porch is based on ghosting on the building indicating the location and length of the missing porch and is consistent in design and materials with rear porches in the district. The guidelines for the new construction of porches and porch details are found on page 46 of the *Richmond Old and Historic Districts Handbook and Design Review Guidelines.* These guidelines state that the installation of Richmond rail which the applicant is proposing is appropriate and compatible in Richmond's Old and Historic Districts. The proposed construction will meet the guidelines if the new porch is painted or opaquely stained

It is the assessment of staff that the application, with the condition above, is consistent with the Standards for New Construction in Section 114-930.7(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.