

1. COA-048378-2019

PUBLIC HEARING DATE

February 26, 2019

PROPERTY ADDRESS

3317 Monument Avenue

DISTRICT

Monument Avenue

APPLICANT

A. Grier

STAFF CONTACT

C. Jeffries

Commission of Architectural Review

STAFF REPORT

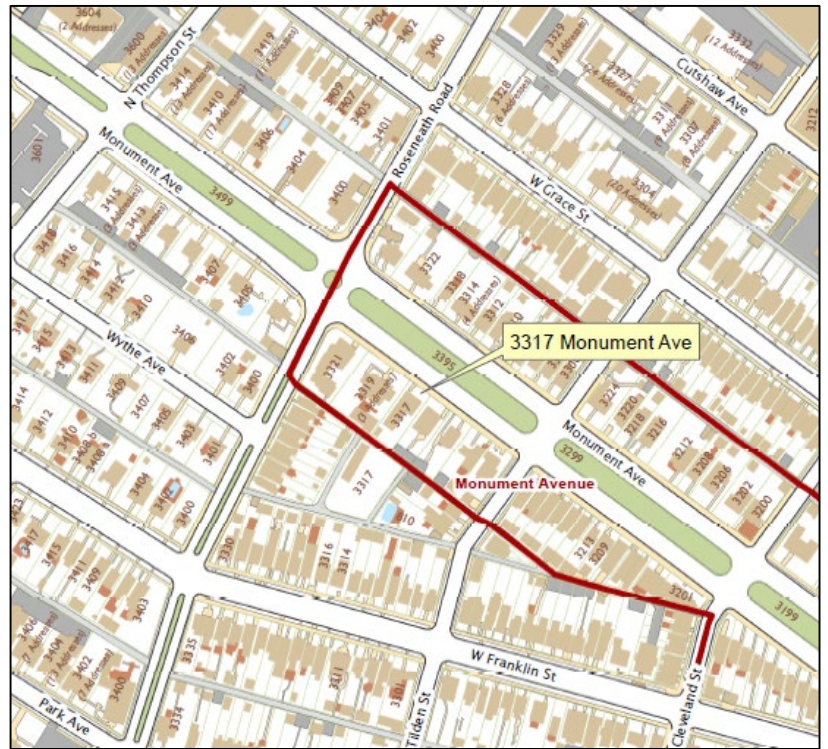


PROJECT DESCRIPTION

Construct a new brick patio.

PROJECT DETAILS

- The applicant is proposing to install a brick patio adjacent to a side porch on a single family home in the Monument Avenue City Old and Historic District.
- The existing building is a 2 ½ story brick Colonial Revival home built ca. 1923.
- The patio will be 30' by 8' and will be within an existing metal fence. The construction will also include brick steps up to the adjacent side porch, and terraced areas leading to the rear yard.



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STAFF RECOMMENDATION

APPROVE WITH CONDITIONS

PREVIOUS REVIEWS

The Commission has approved various projects at this location over the past few years, most recently the addition of a carport to an existing garage in the rear yard.

STAFF RECOMMENDED CONDITIONS

- The Commission approve only the installation of a brick patio, and not the additional work shown on the elevations.

STAFF ANALYSIS

Landscaping
Pg. 77, #11

In instances where physical or documentary evidence does not exist, the proposed front yard landscaped area should be compatible in design, materials, and location, and should look to precedent on the block face or the block face opposite. The non-historical over-development of front yards should be avoided.

The Guidelines do not specifically address hardscaping on a side yard. As the proposed patio will be minimally visible from the street, staff has reviewed the proposal against the guidelines for front yard hardscaping. Staff finds that the proposed material and design is compatible with the district and will be minimally visible from the street. Other homes in the vicinity also have patios. Staff recommends approval of the proposed patio.

Staff notes that the application included elevations from a previous rehabilitation project. As the notes on these elevations are not relevant to the current application, staff recommends the Commission approve only the installation of a brick patio, and not the work shown on the elevations.

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. 3317 Monument Ave, facade



Figure 2. 3317 Monument Avenue, view of rear from alley