

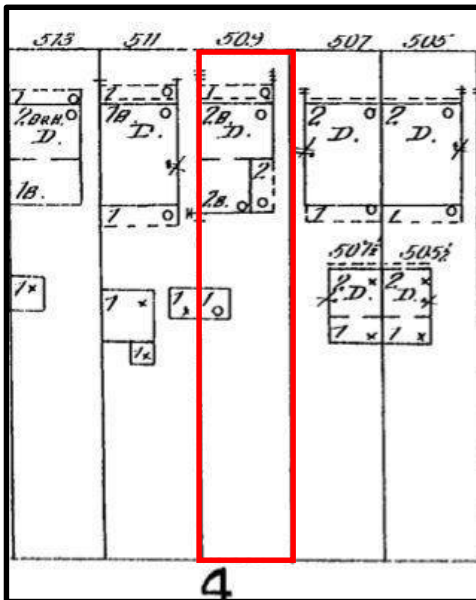
**COMMISSION OF ARCHITECTURAL REVIEW  
STAFF REPORT  
February 27, 2018, Meeting**

4. **COA-029596-2018** (509 W Clay Street LLC) **509 West Clay Street  
Jackson Ward Old and Historic District**

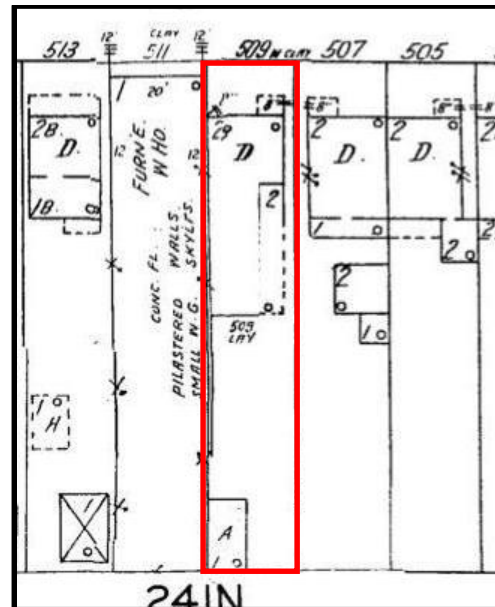
**Project Description:** **Rehabilitate an existing home and  
expand rear porch enclosure.**

**Staff Contact:** **M. Pitts**

**Description of Existing Structure:** The applicant requests permission to rehabilitate a Greek Revival brick home in the Jackson Ward Old and Historic District. The existing structure is a two-story brick structure set on a raised brick basement that was constructed in 1858. Per the 1895 Sanborn Map, the home was constructed with a small two-story side porch. Between 1924 and 1950, the two-story side porch was enclosed and a two-story brick addition which included a two-story side porch was constructed. The evolution of the construction can be seen in the differing cornice heights on the east elevation.



1985 Sanborn Map



1950 Sanborn Map

Per the applicant's submittal, the original porch is enclosed with asphalt siding on both levels, and the porch on the addition is enclosed for the first three bays on the 2<sup>nd</sup> story with asphalt siding. During a site visit, staff determine that work has begun on the proposed project as the rear porch enclosure has been altered per the submitted proposed elevations.

**Proposal:** The applicant is pursuing rehabilitation tax credits for this project and has received a conditional Part II approval from the Virginia Department of Historic Resources. Specifically, the applicant is proposing the following:

- **Façade:** Rehabilitate the front porch and historic windows by retaining the historic elements and repairing deteriorated elements in-kind. Install shutters per the historic photographs. The front porch railing will be dark-painted metals with a simple design per the DHR conditions of approval.
- **East Elevation Side Porches:** Remove the existing asphalt siding. On the enclosed portion of the original side porch, the applicant proposes to install wood lap siding, maintain the existing windows on the first story, and replace the two existing windows with one double hung wood window. On the 2<sup>nd</sup> story porch enclosure for the side porch of the addition, the applicant proposes to extend the enclosure to the final bay and clad the enclosure with wood siding and vertical bead board to replicate the appearance of a porch railing. The applicant proposes to install a 1/1 wood window centered on each bay. On the first floor of the side porch, the applicant proposes to install wooden Richmond rail and stairs to access the rear yard.
- **Rear Elevation:** Convert a second story window to a multi-lite door with a transom above. Construct landings and stairs to access the rear yard from the new door.
- **Paint the Structure:**
  - Front Façade and Siding: French Classic Gray (SW0077)
  - Trim: Extra White (SW7006)
  - Front Door: Wythe Blue (Benjamin Moor – HC-143)
  - Shutters: Light French Gray (SW0055)

**Staff recommends approval of the project with conditions.**

**Façade:** The rehabilitation of the façade of the structure appears to meet the general standards for rehabilitation outlined on page 54 of the *Richmond Old and Historic District Handbook and Design Review Guidelines*, which recommend the retention and repair of character-defining, historic features of a property. As details of the front porch railing and proposed shutters have not been provided, staff recommends these details be provided for administrative review and approval.

**East Elevation:** As the *Guidelines* note that asphalt siding is not an appropriate material for the City Old and Historic Districts (pg. 47, Materials and Color #4), staff supports the removal of the asphalt siding. The original side porch was enclosed with solid walls prior to 1950, and staff supports continuing to enclose this portion of the side elevation with a solid wall clad in lap siding to differentiate the older porch enclosure from the newer porch enclosure. The applicant is attempting to convey the appearance of an open porch on the porch enclosure on the addition by incorporating columns, vertical bead board as a handrail treatment, and more windows. The *Guidelines* state for porch enclosures, glass

enclosures which reveal decorative porch elements are strongly preferred as solid materials radically alter the historic appearance of a porch (pg. 67, #13). Staff supports the applicant's effort to include details of an open porch but has concerns regarding the lack of transparency of this structure on both the side and rear elevations. Staff recommends the side and rear elevation of the porch enclosure be modified in a manner to be administratively reviewed and approved by staff to limit the use of vertical siding by including additional glazing and shutters if the addition of glazing does not accommodate the desired floor plans.

**Rear Elevation:** The *Guidelines* note that the size of windows should not be changed though changes to existing windows on secondary elevations will be considered by the Commission on a case-by-case basis (pg. 69, #8). As the opening is on the rear elevation, staff supports the conversion of the window to a door with the condition that the existing arch be maintained and the door fit between the jambs of the existing opening. The proposed stairs and landing are consistent with the Commission's Guidelines for decks found on page 51 of the *Richmond Old and Historic Districts Handbook and Design Review Guidelines* as the deck is located at the rear of the property and does not damage any significant site features. As the *Guidelines* note that decks should be painted or stained a neutral color that complements one or more of the colors found on the main structure, staff recommends the applicant paint or stain the structure a color to be administratively approved by staff.

**Painting:** The applicant proposes to paint the previously painted masonry the same color as existing which is consistent with the Commission's Guidelines. Staff recommends any unpainted masonry should not be painted. Staff finds the proposed paint colors are consistent with paint colors found on the Commission's paint palette.

As the applicant has applied for historic tax credits, the Commission's approval should be conditioned upon the work being performed in conformance with the Part II Tax Credit application approval and conditions. In addition, the applicant should submit any additional conditions subsequently imposed by DHR or the National Park Service to CAR staff for administrative review and approval.

It is the assessment of staff that with these conditions, 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.