

**11. COA-050432-2019**

PUBLIC HEARING DATE

March 26, 2019

PROPERTY ADDRESS

19 North 29<sup>th</sup> Street

DISTRICT

St. John's Church

Commission of  
Architectural Review

STAFF REPORT



APPLICANT

O. Jackson

STAFF CONTACT

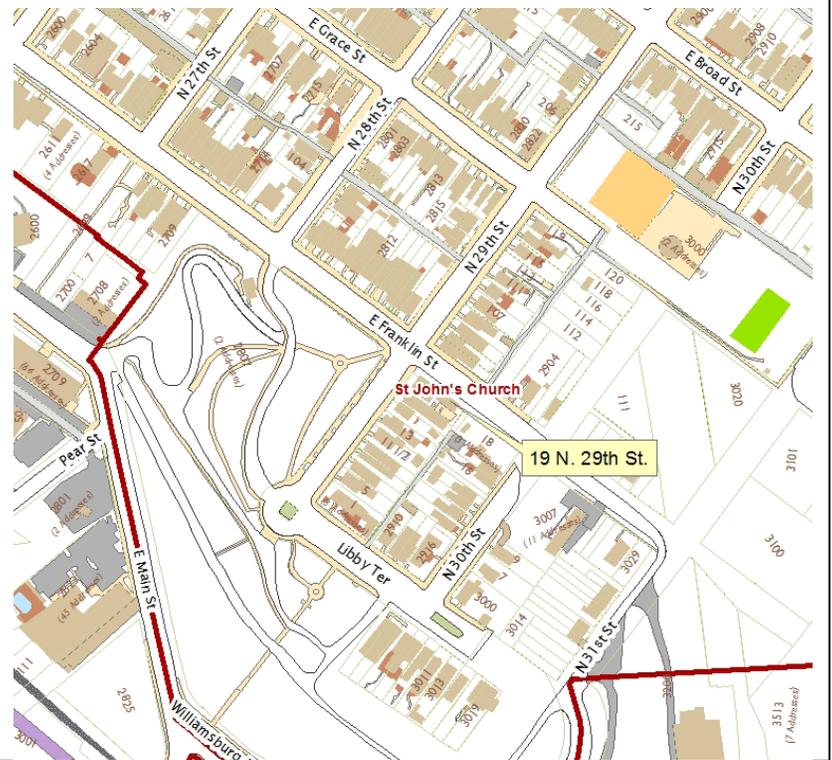
C. Jeffries

**PROJECT DESCRIPTION**

**Partially enclose and screen-in a rear porch, and add glazing to an existing door.**

**PROJECT DETAILS**

- The applicant requests approval to alter the rear porch of a three-story brick residence in the St. John's Church City Old and Historic District.
- The existing porch is located on the side of a two-story former kitchen building at the rear of the property.
- The applicant is proposing to enclose one bay of the second story of the porch. The applicant has presented two options for the porch enclosure: one which would include a false front to mimic a handrail, and one that does not include this detail. In both options the porch would be enclosed with fiber cement siding and one window, and the existing columns would be retained.
- The applicant is also proposing to replace two door panels on a rear door with glass.



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STAFF RECOMMENDATION

**APPROVE WITH CONDITIONS**

**PREVIOUS REVIEWS**

None.

**STAFF RECOMMENDED CONDITIONS**

- A railing element as shown in option 2 be installed, details to be submitted to staff for administrative review and approval.
- The existing cornice and columns be maintained and glazing be installed to the cornice and between the columns on the southwest elevation in a manner to be reviewed and administratively approved by staff to include the use of larger windows and/or transoms.

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## STAFF ANALYSIS

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Porches,  
Entrances &  
Doors #13, pg.  
71

*Porch enclosures to aid in energy conservation are only appropriate on secondary elevations. Solid materials are not recommended for use in enclosure projects since they can radically alter the historic appearance of a porch. Glass enclosures which reveal decorative porch elements are strongly preferred.*

The applicant is proposing to enclose a small portion of a porch in the rear of the property. The second option presented retains the appearance of a railing, an important porch element. As details of the proposed 'false front' were not provided, staff recommends a railing element as shown in option 2 be installed, details to be submitted to staff for administrative review and approval.

The proposed single window surrounded by lap siding is not consistent with the *Guidelines* which calls for glass enclosures and recommends against solid materials. Staff recommends the existing cornice and columns be maintained and glazing be installed to the cornice and between the columns on the southwest elevation in a manner to be reviewed and administratively approved by staff to include the use of larger windows and/or transoms. This design would also be more in keeping with the design of the first story enclosure, which was constructed in 2006.

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Windows #8,  
pg. 69

*Changes to existing windows or the addition of new windows along a secondary elevation will be considered by the Commission on a case-by-case basis.*

The *Guidelines* do not specifically address altering existing doors in the manner proposed. However, the *Guidelines* encourage the retention of existing doors and state that changes to windows on a secondary elevation can be considered. Staff finds that the existing door is on a secondary elevation and minimally visible from the public right of way and recommends approval of the proposed glazing.

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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

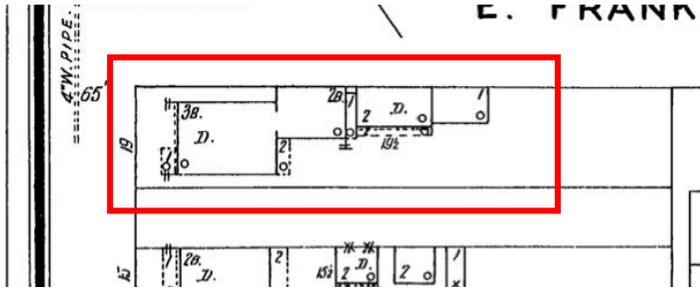


Figure 1. 1905 Sanborn Map



Figure 2. Rear of 19 North 29th Street, view from alley