

## Staff Report City of Richmond, Virginia



## **Commission of Architectural Review**

COA-096845-2021	Final Review Meeting Date: 8/24/2021	
Applicant/Petitioner	Eldon James	
Project Description	Enclose a rear porch.	
Project Location		
Address: 2107 Cedar St.	2007 2009 2017 2019 2025 2101 2105 2109 2111 2113 2115 2117 2021 2021 2021 2021 2021 2021 2021	
Historic District: Union Hill	2002 2012 710 Burton St	
<ul> <li>High-Level Details:</li> <li>The applicant proposes enclosing a rear, 2<sup>nd</sup> floor porch on a ca. 1861 Greek Revival house.</li> <li>The proposed enclosure will have vinyl sliding windows and white PVC board.</li> </ul>		
Staff Recommendation	Approval, with Conditions	
Staff Contact	Emily Routman, Emily.routman@rva.gov	
Previous Reviews	The property was rehabilitated, approved by CAR in October 2016, including a rear addition that included the 2 <sup>nd</sup> story porch. Therefore, the porch is not original to the house.	
Conditions for Approval	<ul> <li>The applicant choose a window material that is in keeping with the Guidelines.</li> <li>The applicant choose a siding material that is in keeping with the Guidelines.</li> <li>The square posts and some railing elements are maintained on the exterior of the enclosure.</li> </ul>	

## **Staff Analysis**

Guideline Reference	Reference Text	Analysis
Porches, Entrances, and Doors, pg. 71, #13	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	The applicant proposes completely enclosing the 2 <sup>nd</sup> story rear porch with large glass windows. <u>Staff recommends that square posts</u> <u>and/or some railing elements are maintained</u> on the exterior of the enclosure.

	<i>historic appearance of a porch. Glass enclosures which reveal decorative porch elements are strongly preferred.</i>	
Standards for New Construction, Materials & Colors, pg. 47, #4	<i>Vinyl, asphalt, and aluminum siding are not permitted for use in City Old and Historic Districts. Other synthetic siding materials with a smooth, untextured finish may be allowed in limited cases, but approval by the Commission is always required.</i>	The applicant proposes using a white PVC board siding, which is not allowed by the Guidelines. Therefore, staff recommends that the applicant choose a siding material that is approvable and send it to staff for review and approval.
New Construction, Doors & Windows, pg. 56, #4	Because the material cannot be manufactured to model effectively the appearance of historic windows, vinyl windows are not appropriate for contributing buildings in historic districts.	The applicant proposes vinyl sliding windows, which are not allowed by the Guidelines. Therefore, staff recommends that <u>the</u> <u>applicant choose a window that is approvable</u> <u>and send the details for staff for review and</u> <u>approval.</u>

## Figures

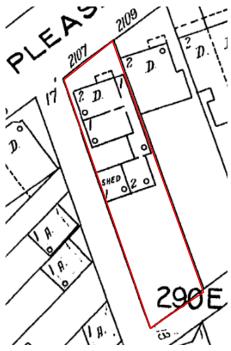


Figure 1. 1924-1925 Sanborn Map



Figure 2. Existing façade photo



Figure 3. Existing photo of the 2<sup>nd</sup> story rear porch proposed to be enclosed.



Figure 5. View of 2<sup>nd</sup> story rear porch from Cedar Street.



Figure 4. View of 2<sup>nd</sup> story rear porch from alley looking NE toward Cedar St.



Figure 6. View of 2<sup>nd</sup> story rear porch from Cedar Street.