



**Staff Report**  
**City of Richmond, Virginia**



**Commission of Architectural Review**

COA-096845-2021	<b>Final Review</b>	<b>Meeting Date: 8/24/2021</b>
<b>Applicant/Petitioner</b>	Eldon James	
<b>Project Description</b>	Enclose a rear porch.	
<b>Project Location</b>		
<b>Address: 2107 Cedar St.</b>		
<b>Historic District: Union Hill</b>		
<b>High-Level Details:</b> <ul style="list-style-type: none"> <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>		
<b>Staff Recommendation</b>	<b>Approval, with Conditions</b>	
<b>Staff Contact</b>	Emily Routman, Emily.routman@rva.gov	
<b>Previous Reviews</b>	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.	
<b>Conditions for Approval</b>	<ul style="list-style-type: none"> <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	<i>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</i>	The applicant proposes completely enclosing the 2 <sup>nd</sup> story rear porch with large glass windows. Staff recommends that square posts and/or some railing elements are maintained 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 <u>the applicant choose a siding material that is approvable and send it to staff for review and approval.</u>
New Construction, Doors & Windows, pg. 56, #4	<i>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.</i>	The applicant proposes vinyl sliding windows, which are not allowed by the Guidelines. Therefore, staff recommends that <u>the applicant choose a window that is approvable and send the details for staff for review and 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 4. View of 2<sup>nd</sup> story rear porch from alley looking NE toward Cedar St.



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



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

