



Staff Report
City of Richmond, Virginia



Commission of Architectural Review

9. COA-109613-2022	Final Review	Meeting Date: 4/26/2022
Applicant/Petitioner	Jennifer Radakovic	
Project Description	Enclose a rear, screened-in porch and replace a wooden railing with metal.	
Project Location		
Address: 405 N. Allen Ave.		
Historic District: Monument Avenue		
High-Level Details:		
<ul style="list-style-type: none"> The Applicant request permission to make alterations to the rear of a brick, colonial revival dwelling constructed circa 1908 The Applicant proposes to enclose a rear porch, and relocate an existing window from the rear, to the side elevation of the proposed enclosure. A portion of the rear privacy fence will be removed, and the rear wooden railing is proposed to be replaced with metal. Staff notes that the work being proposed is minimally visible from the public right-of-way. 		
Staff Recommendation	Approval, with Conditions	
Staff Contact	Alex Dandridge, alex.dandridge@rva.gov , (804) 646-6569	
Previous Reviews	None.	
Conditions for Approval	<ul style="list-style-type: none"> Staff recommends that the porch enclosure be clad in a horizontal siding with a differing width from the existing. 	

Staff Analysis

Guideline Reference	Reference Text	Analysis
Porches, Entrances,	<i>4. Do not remove or radically change entrances and porches important in</i>	The porch being proposed for enclosure is on the rear, and not ornate. No significant

<p>and Doors, pg. 71, #'s 4 & 13</p>	<p><i>defining the building's overall historic character. Front and side porches are architecturally more ornate than utilitarian back porches.</i></p> <p><i>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 historic appearance of a porch. Glass enclosures which reveal decorative porch elements are strongly recommended.</i></p>	<p>architectural features will be altered with the porch enclosure.</p> <p>The existing columns, base board, and fascia will remain in place. Staff believes the proposed design will reference the design of the original porch. Staff also notes that this enclosure will be minimally visible from the right-of-way.</p> <p>From the plans submitted to staff, it appears that the porch enclosure will be clad in horizontal siding that matches the existing siding on the rear. <u>Staff recommends that the porch enclosure be clad in a horizontal siding with a differing width from the existing.</u></p>
<p>Building Elements, Windows, pg. 69, #8</p>	<p>8. The number, location, size or glazing pattern of windows should not be changed by cutting new openings, blocking out windows or by installing replacement sash that do not fit the original window. 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</p>	<p>The applicant proposed to relocate one small rear window from 1-story rear frame section of the building to the north side of the porch enclosure and to install three wood French doors and transom windows on the rear of the frame structure and as part of the new porch enclosure. Staff believes that these alterations will be minimally visible from the public right-of-way.</p> <p>Based on the 1924 Sanborn Map of the property (see figure 3) Staff believes the one story, rear, frame section is original to the building, or if was constructed pre 1924, and has gained significance over time. While altering original window openings is generally discouraged, it may be considered by the Commission when the work is being proposed on a secondary elevation. The proposed work is located on secondary elevations and is minimally visible from the alley and not visible from Allen Avenue.</p>
<p>Porches & Porch Details, pg. 49</p>	<p><i>New porch railing designs, compatible with the overall design of the building, will be considered.</i></p>	<p>The applicant proposed to replace an existing, wood railing on the rear porch with a new painted metal railing. On a site visit, Staff observed that the rear railing is not visible from the rear alley. Staff supportive of the installation of a more durable substitute material on the rear porch.</p>

Figures



Figure 1. 405 N. Allen front facade.



Figure 2. 405 N. Allen, view of rear facade from alley.

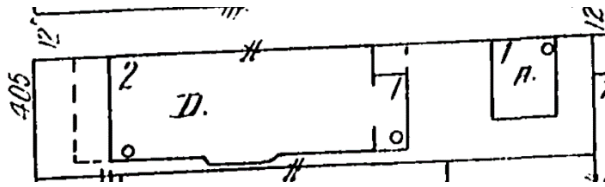


Figure 3. 1924 Sanborn Map. 405 N. Allen



Figure 4. Rear of property. As seen from inside the property boundary. Existing wood railing and 1-story, frame mass.