



Staff Report
City of Richmond, Virginia



Commission of Architectural Review

COA-096599-2021	Final Review	Meeting Date: 8/24/2021
Applicant/Petitioner	Erin Webb – 3north	
Project Description	Enclose a rear porch, and construct a new two-story side addition.	
Project Location		
Address: 1839 Monument Ave.		
Historic District: Monument Avenue		
High-Level Details:		
<ul style="list-style-type: none"> The applicant proposes to enclose a rear porch and construct a 2-story side addition on a ca. 1908 Colonial Revival brick house. The applicant proposes to enclose the porch with a steel door and window enclosure. The proposed addition will be brick. 		
Staff Recommendation	Approval, with Conditions	
Staff Contact	Emily Routman, Emily.routman@rva.gov	
Previous Reviews	A rear porch enclosure was approved by CAR in 1995, but was not built.	
Staff Recommendations	<ul style="list-style-type: none"> A completed window and door schedule be submitted to staff for review and approval. The applicant provide final architectural plans to staff for review & approval. Prior to applying for a building permit, dimension drawings of the side addition should be submitted to staff that show that the side addition will be inset from the main house. The applicant utilize a different size brick or a different brick pattern on the addition to differentiate it from the existing structure. All materials should be submitted to staff for administrative review & approval. 	

Staff Analysis

Guideline Reference	Reference Text	Analysis
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<p>Porches, Entrances, and Doors, pg. 71</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 preferred.</i></p>	<p>The applicant proposes to enclose a rear porch with large glass windows and a painted steel door. The proposed enclosure keeps the decorative porch elements exposed. Staff recommends approval of the porch enclosure with the condition that the <u>applicant provide final architectural plans to staff for review & approval.</u></p>
<p>New Construction, Siting, pg. 46</p>	<p><i>1. Additions should be subordinate in size to their main buildings and as inconspicuous as possible. Located additions at the rear or on the least visible side of a building is preferred.</i></p>	<p>The applicant proposes to construct an addition on the east elevation of the property, and will be minimally visible from public right-of-way. Staff recommends approval of the location of the proposed addition. <u>Prior to applying for a building permit, dimension drawings of the side addition should be submitted to staff that show that the side addition will be inset from the main house.</u></p>
<p>Guidelines for Rehabilitation, pg. 5</p>	<p><i>9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.</i></p>	<p>The applicant proposes the addition to be made of brick, with wood trim matching the existing building. Staff finds the proposed addition seems to be compatible with the massing, size, scale, and architectural features of the existing building. However, the applicant has not provided architectural plans including dimensions, so staff <u>recommends the applicant provide final architectural plans to staff for review & approval.</u></p>
<p>New Construction - Doors and Windows, pg. 49</p>	<p><i>1. The size, proportion, and spacing patterns of door and window openings on a new addition should follow patterns established by the original building.</i> <i>2. The architectural appearance of original windows should be used as models for new windows.</i></p>	<p>The proposed addition plans for 6 new windows that are similar in style to the existing building's, and follow patterns established by the original building. Staff <u>recommends a complete window schedule be submitted to staff for review & approval.</u></p>
<p>Materials and Colors, pg. 53</p>	<p><i>2. Materials used in new construction should be visually compatible with original materials used throughout the surrounding neighborhood.</i></p>	<p>The rear side addition will be clad in brick, which is compatible with the main structure. <u>Staff recommends that the applicant utilize a different size brick or a different brick pattern on the addition to differentiate it from the existing structure.</u></p>

Figures

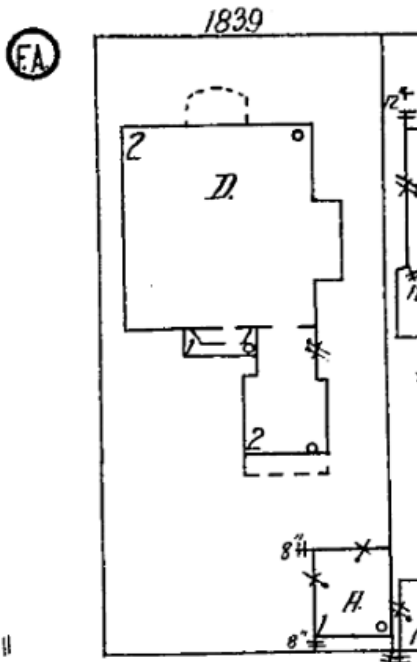


Figure 1. 1924-1925 Sanborn Map



Figure 2. Façade photo

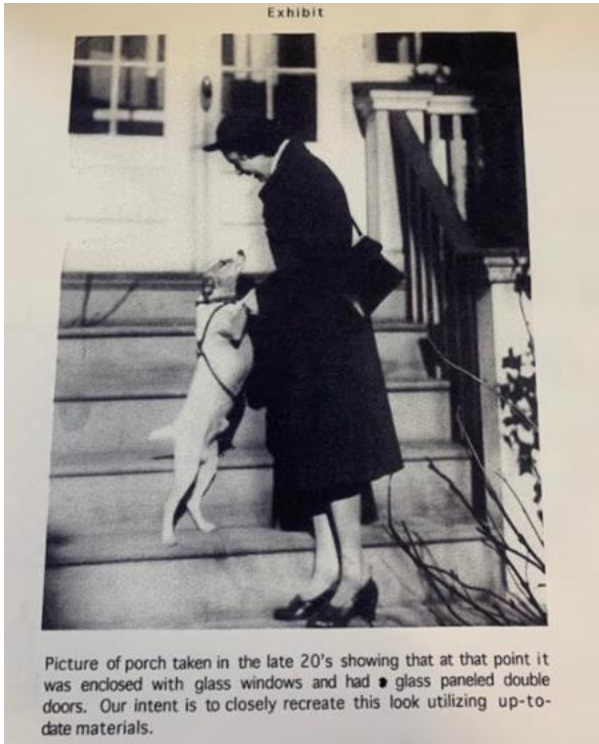


Figure 3. Photo from 1920s showing that the rear porch was enclosed at one point with glass panel double-doors.



Figure 4. Existing photo of the rear porch proposed to be enclosed.



Figure 5. Existing east elevation of the house, where the addition is to be located.

Figure 6. View from Monument Ave. of the east elevation where the addition will be located. The addition will be hidden behind the existing mass.



Figure 7. View from Meadow Ave. Privacy fence blocks rear of the house from view.



Figure 8. View from the rear alley. The privacy fence blocks the rear of the house from view.