

**5. COA-068530-2020**

PUBLIC HEARING DATE

February 25, 2020

PROPERTY ADDRESS

608 N 27<sup>th</sup> Street

DISTRICT

Church Hill North

APPLICANT

R. Lugg

STAFF CONTACT

C. Jones

Commission of  
Architectural Review

STAFF REPORT

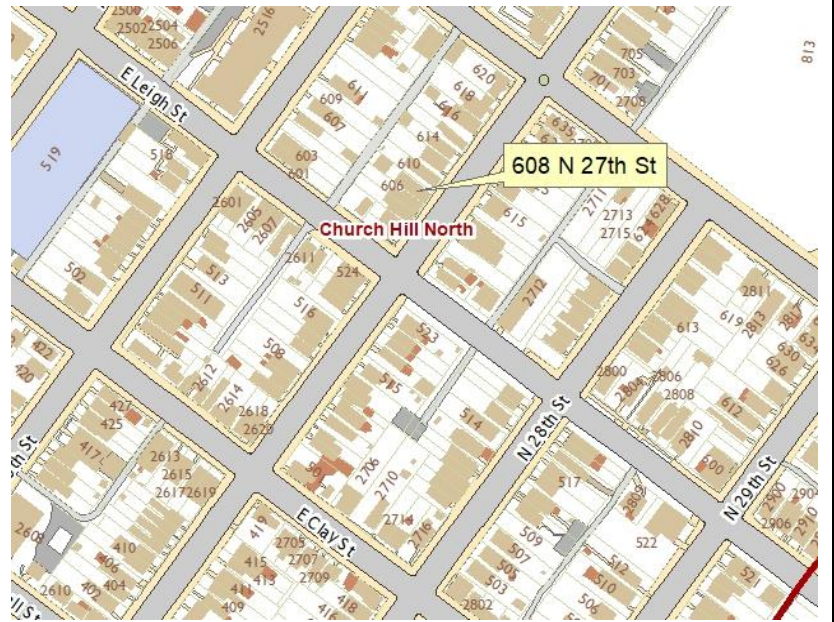


**PROJECT DESCRIPTION**

**Enclose a second story rear porch.**

**PROJECT DETAILS**

- The applicant proposes to enclose a second story rear porch on a ca. 2016 house.
- The applicant proposes to remove two windows on the second floor and reuse the windows for the porch enclosure.
- On the left side and rear elevation the applicant proposes to use vertical hardi panels to mimic the railings; windows to maintain the open appearance and shutters between the windows; and vertical trim board to reflect the porch supports.
- On the right side elevation the applicant proposes to enclose the space with vertical hardiplank and a trim board. The trim board will mimic the railing.



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STAFF RECOMMENDATION

**APPROVE WITH CONDITIONS**

**PREVIOUS REVIEWS**

The Commission has not previously reviewed this application. The Commission approved the construction of this house in 2015.

**STAFF RECOMMENDED CONDITIONS**

- The new windows match the existing in size, material, profile, and color
- The applicant work with staff to realign the solids and voids and to consolidate them in a more traditional manner for porch enclosures
- The shutters be paired
- The hardi plank panels be smooth
- The specifications and colors for all new exterior materials be submitted to staff for review and approval

**STAFF ANALYSIS**

Doors and Windows, pg. 49, #1

*The size, proportion and spacing patterns of door and window openings on a new addition should follow patterns established by the original building.*

The applicant proposes to install windows on the left and rear elevation to maintain the open appearance of the porch. The application also proposes to re-use the existing windows and add new windows. Staff recommends approval

		<p>of this with the condition that <u>the new windows match the existing in size, material, profile, and color.</u></p>
<p>Porches, Entrances and Doors, pg. 71 #13</p>	<p><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 historic appearance of a porch. Glass enclosures which reveal decorative porch elements are strongly preferred.</i></p>	<p>The proposed porch enclosure is minimally visible from the public right-of-way and staff finds that it is consistent with the Commission's Guidelines for porch enclosures, as it utilizes glazing to maintain the openness of the porch and trim to mimic the railings. However, staff finds the spacing patterns of the solids and voids is not consistent with previously approved porch enclosures. <u>Staff recommends approval of the proposed porch enclosure with the condition that the applicant work with staff to realign the solids and voids and to consolidate them in a more traditional manner.</u></p>
<p>Materials and Colors, pg. 47, #2</p>	<p><i>Materials used in new residential construction should be visually compatible with original materials used throughout the district.</i></p>	<p>Staff finds the proposed vertical fiber cement siding is an appropriate exterior material for the addition, as it is compatible with the existing building and materials generally used for porch enclosures in the district. Staff recommends approval of the siding with the condition that <u>it be smooth and the color of the new siding be submitted to staff for review and approval.</u></p>
<p>Shutters, pg. 70, #21</p>	<p><i>Fixed shutters were often used as enclosures on historic porches. New fixed shutters may be used to enclose a portion of a historic or new porch to conceal modern additions.</i></p>	<p>Staff finds the use of fixed shutters is in keeping with <i>Guidelines</i> and recommends approval with the condition that <u>the shutters be paired which is more traditional for a porch enclosure.</u></p>
<p>Substitute Materials, pg. 60</p>	<p><i>The use of painted PVC trim may be used on new freestanding buildings, secondary elevations with limited visibility from the public right-of-way, new additions with limited visibility from the public right-of-way, and new outbuildings.</i></p>	<p>The applicant proposes to use painted PVC trim board to mimic the existing porch supports. Staff finds that this is in keeping with the <i>Guidelines</i> and recommends approval with the condition that <u>the paint color be submitted to staff for review and approval.</u></p>

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.

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**FIGURES**



*Figure 1. 608 N 27th Street.*



*Figure 2. 608 N 27th Street, rear porch.*