

**6. COA-060084-2019**

PUBLIC HEARING DATE

September 24, 2019

PROPERTY ADDRESS

105 North 29<sup>th</sup> Street

DISTRICT

St John's Church

APPLICANT

R. Rumrill

STAFF CONTACT

C. Jones

Commission of  
Architectural Review

STAFF REPORT



**PROJECT DESCRIPTION**

**Enclose a rear porch and install casement windows.**

**PROJECT DETAILS**

- The applicant proposes to enclose a sleeping porch on the rear and side of a pre-1876 frame house.
- The applicant proposes to primarily use paired, 32"x58" casement windows to enclose the porches on the east elevation and 44"x66" paired casement windows on the south elevation.
- Also on the south elevation, the applicant will install a pair of 36"x18" transom windows and new vertical tongue and groove siding.
- The applicant will add wood wrap and a block capital on the newer, thinner columns, which will maintain their slender appearance.



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STAFF RECOMMENDATION

**APPROVE WITH CONDITIONS**

**PREVIOUS REVIEWS**

The Commission has not previously reviewed this application. The applicant has received approval from the Virginia Department of Historic Resources for the work proposed in this application.

**STAFF RECOMMENDED CONDITIONS**

- The new tongue and groove siding use a different reveal to differentiate it from the existing tongue and groove siding.
- The color of the new siding be submitted to staff for review and approval.
- Any additional conditions imposed by the DHR and/or the NPS be submitted to staff for administrative review and approval.

**STAFF 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*

The proposed porch enclosure is consistent with the Commission's Guidelines for porch enclosures as it utilizes glazing to maintain the openness of the porch. Staff recommends

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*projects since they can radically alter the historic appearance of a porch. Glass enclosures which reveal decorative porch elements are strongly preferred.*

approval of the proposed porch enclosure, which is minimally visible from the public right-of-way.

Staff notes that the elevation with the section with the transom windows does not maintain the openness of the porch; however, staff also notes that it is barely visible from any public right-of-way.

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Materials and Colors, pg. 47, #2

*Materials used in new residential construction should be visually compatible with original materials used throughout the district.*

The applicant proposes to use vertical tongue and groove siding on the newly enclosed section. Staff finds this is consistent with the *Guidelines* and recommends approval of the proposed materials with the condition that the new tongue and groove siding use a different reveal to differentiate it from the existing tongue and groove siding. Staff also recommends the color of the new siding be submitted to staff for review and approval.

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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. 105 N. 29th Street.



Figure 2. 105 N. 29th Street, view of side porch from the street.



Figure 3. 105 N. 29th Street, view of side and rear porch from the rear alley.