

**COMMISSION OF ARCHITECTURAL REVIEW  
STAFF REPORT  
February 24, 2015 Meeting**

13. **CAR No. 15-016** (J. Ogrodnik)

**713 North 24<sup>th</sup> Street  
Union Hill Old and Historic District**

**Project Description:**

**Repair porch,  
replace doors, windows, and siding**

**Staff Contact:**

**K. Chen**

The applicant requests approval for rehabilitation work performed on the exterior of this structure in the Union Hill Old and Historic District. The application is the result of enforcement activity. The doors and windows have been replaced and the applicant is seeking approval for the completed work. The applicant also proposes to repair and/or replace in-kind missing and deteriorated wood siding, repair and replace in-kind deteriorated and missing elements on the front porch, and install a wood privacy fence in rear yard.

The work completed consists of the installation new front and rear doors and windows. Following is a detail of each work item.

Front and rear doors

The front and rear doors have been replaced with molded faux paneled doors with upper lights. The doors do not properly fit the openings and the transom has been omitted from the front entrance. Documentation of the original doors could not be found, all images from 2007 forward show the openings boarded. The replacement doors do not comply with item #14 on page 67 of the *Richmond Old and Historic Districts Handbook and Design Review Guidelines* which states:

14. Do not remove original doors and door surrounds.  
Replacement doors and door surrounds with stamped or molded faux paneling or leaded, beveled, or etched glass are strongly discouraged and rarely permitted. Stamped or molded faux paneled doors are inappropriate substitutes for door types found in historic districts.

Front and rear windows

The front and rear windows have been replaced with 1/1, Pella ThermaStar vinyl windows. Some of the windows are not appropriately sized for the historic rough openings. The windows have been removed from openings on the south and east elevations, the rough openings framed to receive new windows and boarded. The new windows do not comply with items #10 and #11 on page 65 of the *Richmond Old and Historic Districts Handbook and Design Review Guidelines* which state:

10. The architectural appearance of original windows should be used as a model for new windows. Changes in the sash, depth or reveal, muntin configuration, frame or glazing is strongly discouraged. New glass should not be tinted or receive reflective coatings.
11. Because the material cannot be manufactured to model effectively the appearance of historic windows, vinyl windows are not appropriate for historic buildings in historic districts.

#### Repair and In-Kind Replacement of lapboard siding

The applicant proposes to repair and replace in-kind missing and damaged lapboard siding. This work as proposed is compatible with the Standards for Rehabilitation found on page 55 of the *Richmond Old and Historic Districts Handbook and Design Review Guidelines* which emphasizes the retention and repair of historic materials. The application however does not contain specific information on how this work will be carried out. Additional information is required.

#### Repair and In-Kind Replacement of Front Porch

The applicant proposes to repair and replace in-kind missing and damaged elements of the Front Porch. This work as proposed is compatible with the Standards for Rehabilitation found on page 55 and the Design Guidelines for Porches, entrances and Doors found on page 67 of the *Richmond Old and Historic Districts Handbook and Design Review Guidelines* which emphasizes the retention and repair of historic materials. A Richmond rail should be installed as suggested in the guidelines. The application however does not contain specific information on how this work will be carried out. Additional information is required.

#### Privacy Fence

The proposed privacy fence will meet the guidelines for fences and walls on page 74 of the *Richmond Old and Historic Districts Handbook and Design Review Guidelines* if it is painted or opaquely stained.

**Staff does not recommend approval of the project.** The work completed is not consistent with the *Richmond Old and Historic Districts Handbook and Design Review Guidelines*, and insufficient information was provided to ensure that the repair and in-kind replacement of the siding and front porch will be carried out in an appropriate manner. The proposed privacy fence can be approved.

Staff recommends that the applicant return to the Commission with additional information related to the siding and porch repairs, and specifications for appropriate door and window replacements.

It is the assessment of staff that the application is not consistent with the Standards for Rehabilitation outlined in Section 114-930.7(b) of the City Code and with the *Richmond Old and Historic Districts Handbook and Design Review Guidelines*, specifically the page cited above, adopted by the Commission for review of Certificates of Appropriateness under the same section of the code.