

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

14. **CAR No. 15-018** (B. and J. Reid)

**510 North 22<sup>nd</sup> Street  
Union Hill Old & Historic District**

**Project Description:**

**Enclose inset porch,  
Modify rear window and door openings,  
And construct a two-story rear porch**

**Staff Contact:**

**K. Chen**

The property, located in the Union Hill Old and Historic District, is free-standing, frame dwelling. The applicant proposes to replace the wood siding on the rear and side elevations with Hardiplank or equivalent siding, replace the existing wood privacy fence, infill an existing inset porch on the north side of the dwelling, construct a new, 2-story rear porch, and alter the fenestration pattern on the rear elevation.

**Staff recommends the approval of the project with conditions.**

The following recommendations are based on the *Richmond Old and Historic Districts Handbook and Design Review Guidelines*, with specific pages shown in parentheses. The use of Hardiplank or equivalent siding should be limited to the north elevation (pg. 56-57). The new fence should be painted or opaquely stained (pg. 74). The porch infill should be more transparent on the west elevation (pg. 67). Vinyl clad windows should not be used (pg. 65-67).

**Siding.** The applicant proposes to replace the wood siding on the side and rear elevations with smooth texture, no bead, 7 ½" exposure Hardiplank or equivalent siding. The *Richmond Old and Historic Districts Handbook and Design Review Guidelines* pg. 56-57 states that the use of fiber cement siding should be restricted to new freestanding buildings, secondary elevations with limited visibility from the public right-of-way, and new outbuildings. Visibility of the north (side) elevation is limited by the proximity of the adjacent dwelling but the south (side) and west (rear) elevations are visible from the public right-of-ways.

**Fence.** The proposed privacy fence is compatible with the Standards for Site Improvements: Fences and Walls as presented on page 74 of the *Richmond Old and Historic Districts Handbook and Design Review Guidelines*. The finished height of the fence is governed by the Zoning Ordinance and because the fence will be visible from a public right-of-way it should be painted or opaquely stained a color to be approved by staff.

**Porch, infill.** The owner proposes infill an inset, one story porch located on the north side of the dwelling. The porch is minimally visible because of the proximity of the adjacent house to the north and the rear privacy fence. The porch does not possess any decorative elements. Page 67 of the *Richmond Old*

*and Historic Districts Handbook and Design Review Guidelines* outlines the recommended treatment of porches, entrances and doors. The proposed infill is compatible with guidelines because it is not on a primary elevation (#12) but it does not conform to item #13 that does not recommend the use of solid materials for porch enclosures. The porch currently reads as a void on the northwest corner of the first story and the use of solid materials to enclose the porch would remove all understanding that the porch existed.

**Rear Porch.** Rear balconies exist in the area and there is currently a stoop with stairs that lead to the back yard from the second story door. The proposed rear porch conforms the standards for New Construction found on pages 44-53 of the *Richmond Old and Historic Districts Handbook and Design Review Guidelines*. The proposed design does not try to duplicate the ornate details of the front porch and create a false sense of history and is compatible in size, scale, proportions and massing to other rear porches found in the district. The two houses to the north have open, two-story decks. The proposed porch addition does not obscure or destroy historic fabric.

**Fenestration Pattern, rear elevation.** The fenestration pattern on the rear (west) elevation of the building appears to have been altered. There is a pair of windows centered on the first story and three windows of varying sizes on the second story. The owner proposes to install a three-part French door, centered on the first story and a two-part French door centered on the second story with flanking windows. The proposed doors are fir with multiple lights and the windows are vinyl clad. Pages 65-67 of the *Richmond Old and Historic Districts Handbook and Design Review Guidelines* address windows and doors. The proposed alterations are on a secondary elevation and do not appear to remove historic doors or windows. The use of vinyl clad windows is not recommended.

It is the assessment of staff that the application is consistent with the Standards for Rehabilitation outlined in Section 114-930.7(b) 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. Staff recommends the conditional approval of the application as presented.