

# 1. COA-041237-2018

PUBLIC HEARING DATE

October 23, 2018

PROPERTY ADDRESS

511 North 21<sup>st</sup> Street

DISTRICT

Union Hill

# Commission of Architectural Review

## STAFF REPORT



APPLICANT

Antwaun Griffin

STAFF CONTACT

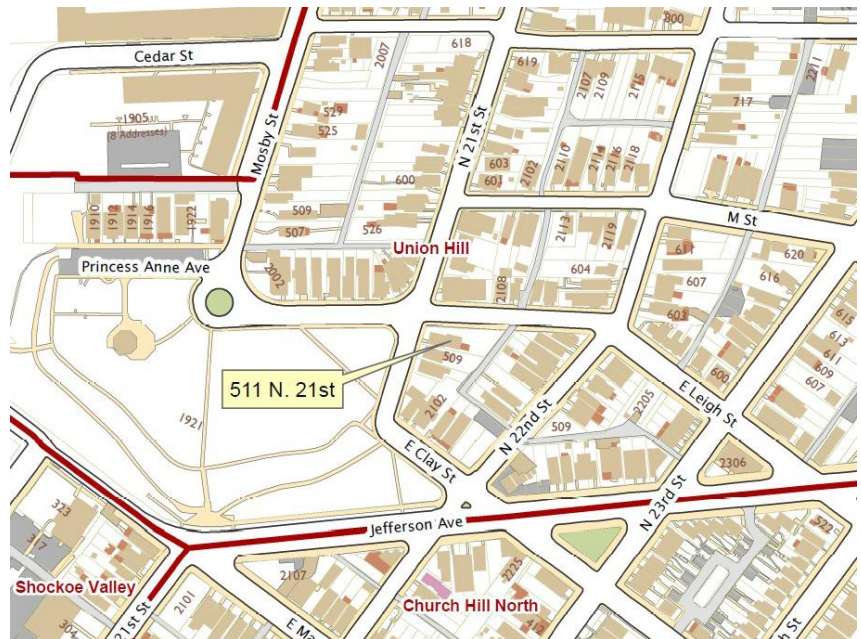
Chelsea Jeffries

### PROJECT DESCRIPTION

**Construct a two-story porch on the rear and alter the openings on the rear elevation.**

### PROJECT DETAILS

- The existing home is a 2-story Italianate-style frame house with a rear addition.
- The applicant is proposing to construct a 21.5' by 10' 2-story rear porch with screening.
- The applicant is proposing to alter the openings on the rear elevation by converting a window to a door on the second story, adding a door on the second story, and adding a single door and converting a single door to a double door on the first story.
- A new window opening is also proposed on the south elevation.



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### STAFF RECOMMENDATION

**APPROVE WITH CONDITIONS**

### PREVIOUS REVIEWS

The Commission reviewed the project on September 25, 2018. The Commission expressed concerns with the proposed porch depth and the design of the screening on the first story. The Commission deferred the application, to allow the applicant to respond to the Commission's comments and provide additional information on the proposed screening. In response, the applicant has reduced the depth of the porch and has provided elevations depicting the proposed screening.

### STAFF RECOMMENDED CONDITIONS

- The porch depth be reduced to 6 feet, to match the missing porch, or the design of the structure be altered so it does not appear to replicate a historic porch, the design to be reviewed and approved by staff.
- The porch be centered on the rear wall.
- The design of the columns be simplified, details to be submitted to staff for administrative review.
- The screening be installed on the interior of the railings and columns to maintain the open appearance of the porch.
- The existing door opening on the first story in the rear be maintained at its current size.
- New windows and doors be wood or aluminum clad wood with simulated divided lites to include interior and exterior muntins and a spacer bar between the glass.

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## STAFF ANALYSIS

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Pg. 59, #7	<i>Use available documentation when reconstructing missing elements. Pictorial, historical or physical documentation can be helpful.</i>	Sanborn maps indicate that a 2-story rear porch was added to the home sometime before 1925 (see Figure 1). Though staff was unable to locate pictorial evidence of the rear porch, tax assessment records from 1934-1956 and 1957-1977 indicate that the rear porch was 21' wide and 6' deep (see Figures 2, 3).
Pg. 71, #5	<i>Porch replacements should match the original as much as possible.</i>	As the two-story porch is designed to replicate historic features, <u>staff recommends the porch depth be reduced to 6 feet, to match the missing porch.</u> Staff also notes that the proposed porch is not centered on the rear elevation, as the historic porch was. <u>Staff recommends the porch be centered on the rear wall.</u>
Pg. 71, #4	<i>Front and side porches are architecturally more ornate than utilitarian back porches.</i>	The proposed new porch will have 8" square cement board wrapped columns with decorative capitals. As back porches within the historic district are typically utilitarian, <u>staff recommends the design of the columns be simplified, details to be submitted to staff for administrative review.</u>
Pg. 51, Decks #2	<i>Decks should complement the architectural features of the main structure without creating a false historical appearance.</i>	If the applicant wishes to retain the proposed depth, which is more consistent with a deck, <u>staff recommends the design of the structure be altered so it does not appear to replicate a historic porch, the design to be reviewed and approved by staff.</u>
Pg. 71, #13	<i>Solid materials are not recommended for use in enclosure projects since they can radically alter the historic appearance of a porch.</i>	The applicant has provided additional details on the proposed screening for the first story of the porch. The elevations appear to show the framing for the screens behind the columns but in front of the railing.  Though the <i>Guidelines</i> do not specifically address screened porches, staff has reviewed the proposal against the guidelines for porch enclosures. <u>Staff recommends the screening be installed on the interior of the railings and columns to maintain the open appearance of the porch.</u>
Pg. 69, #8	<i>Changes to existing windows or the addition of new windows along a secondary elevation will be considered by the Commission on a case-by-case basis.</i>	The applicant is proposing to change a door to a window and add a door on the southern bay of the East elevation. As the Sanborn maps show that this bay was a porch that was later enclosed, <u>staff recommends approval of the proposed changes as it does not result in the loss of historic fabric.</u> In addition, the proposed door on the second story provides access to the proposed porch and <u>staff supports the additional door.</u>  In addition, staff finds the proposed window on the South elevation is minimally visible from the public right of way and <u>recommends approval of the proposed new window.</u>

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Pg. 71, #14	<i>Do not remove original doors and door surrounds.</i>	On the first story the applicant is proposing to convert an existing single door to full light double French doors. <u>As full double doors are not a form typically found on historic buildings in the Union Hill Historic District, staff recommends the existing opening be maintained at its current size.</u>
Pg. 49, Doors and Windows #1	<i>The size, proportion and spacing patterns of door and window openings in a new addition should follow patterns established by the original building.</i>	<u>New windows and doors should be wood or aluminum clad wood with simulated divided lites to include interior and exterior muntins and a spacer bar between the glass.</u>
Pg. 49, Doors and Windows #2	<i>The architectural appearance of original windows should be used as models for new windows.</i>	

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 Sections 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 page cited above, adopted by the Commission for review of Certificates of Appropriateness under the same section of the code.

FIGURES

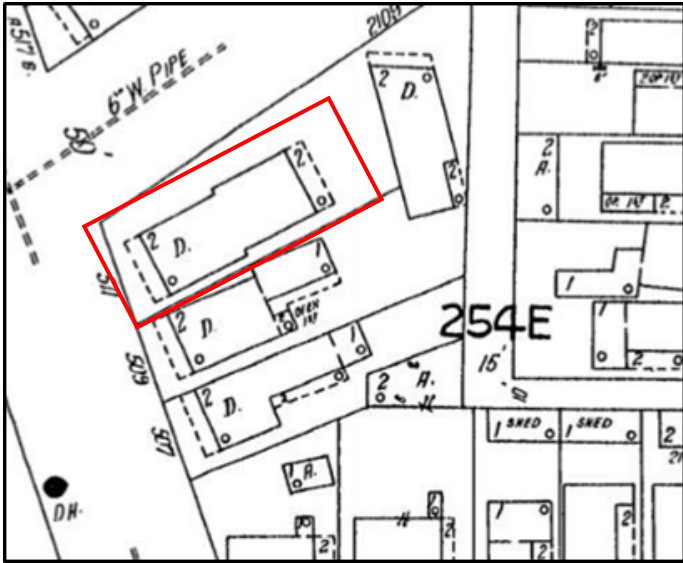


Figure 1. 1925 Sanborn Map

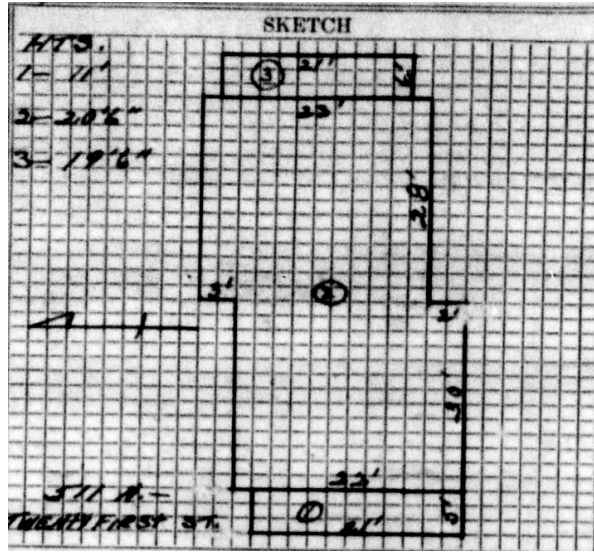


Figure 2. Assessor's card sketch

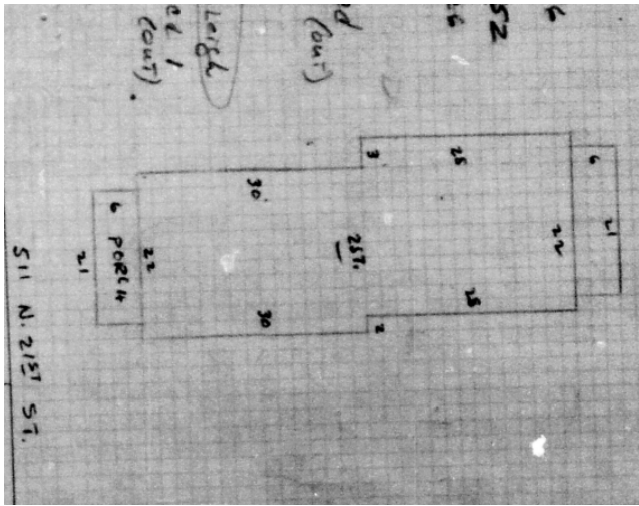


Figure 3. Assessor's card sketch



Figure 4. Rear elevation



Figure 5. Existing first-story door opening.

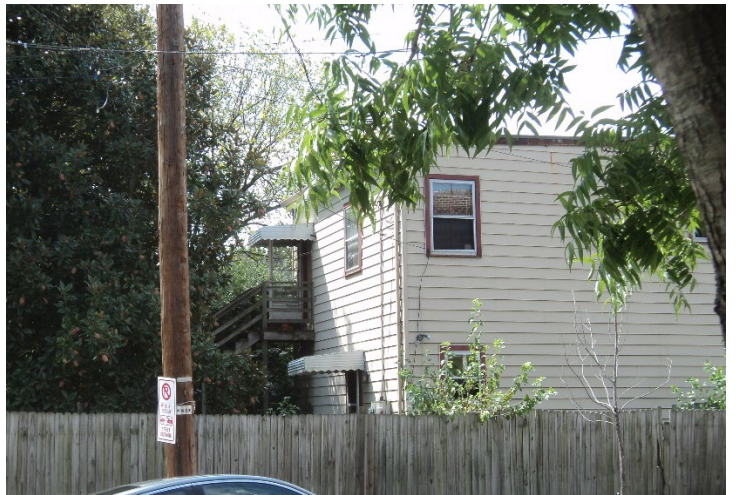


Figure 6. View of building from East Leigh Street.