



**Staff Report**  
**City of Richmond, Virginia**



**Commission of Architectural Review**

COA-098433-2021	<b>Final Review</b>	<b>Meeting Date: 9/28/2021</b>
<b>Applicant/Petitioner</b>	Erin Webb- 3north	
<b>Project Description</b>	Enclose a rear porch, and construct a new two-story side addition.	
<b>Project Location</b>		
<b>Address:</b> 1839 Monument Ave.		
<b>Historic District:</b> Monument Avenue		
<b>High-Level Details:</b>		
<ul style="list-style-type: none"> <li>The applicant proposes to enclose a rear porch and construct a 2-story side addition on a ca. 1908 Colonial Revival brick house.</li> <li>The applicant proposes to enclose the porch either with a steel door and window enclosure, or with the original windows and doors from the 1920s photograph.</li> <li>The proposed addition will be masonry with a different bond pattern than the rest of the house.</li> <li>The applicant proposes to reconstruct the original balustrade on top of the existing one-story, covered front porch.</li> </ul>		
<b>Staff Recommendation</b>	<b>Approval</b>	
<b>Staff Contact</b>	Emily Routman, Emily.routman@rva.gov	
<b>Previous Reviews</b>	This project was deferred at the August 2021 meeting so that the applicant could give staff and the Commission more detailed elevation drawings.	
<b>Conditions for Approval</b>	None.	

## Staff Analysis

Guideline Reference	Reference Text	Analysis
Porches, Entrances, and Doors, pg. 71	<i>13. 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>	The applicant proposes to enclose a rear porch with the recovered glass-paneled doors and windows that are shown in the 1920s photo. <u>Staff recommends approval of the porch enclosure.</u>
New Construction - Siting, pg. 46	<i>1. Additions should be subordinate in size to their main buildings and as inconspicuous as possible. Located additions at the rear or on the least visible side of a building is preferred.</i>	The applicant proposes to construct an addition on the east elevation of the property, and will be minimally-visible from public right-of-way  The new addition will be inset from the main building, and beneath the existing roofline.
Guidelines for Rehabilitation, pg. 5	<i>9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.</i>	The brick addition will be set back from the existing building and will be shorter than the roof line of the existing building. The existing brick bond is common bond with headers every 6 <sup>th</sup> course; the proposed addition will be common bond with a Flemish bond every 6 <sup>th</sup> course for distinction between the addition and main house. The addition will have a flatlock metal roof. <u>Staff recommends approval of the side addition.</u>
New Construction - Doors and Windows, pg. 49	<i>1. The size, proportion, and spacing patterns of door and window openings on a new addition should follow patterns established by the original building. 2. The architectural appearance of original windows should be used as models for new windows.</i>	The applicant proposes six new windows on the addition. The windows will be double-hung wood with sash lugs, limestone sills to match the existing windows, and limestone headers to match the existing main windows. Staff recommends approval of the new windows.
Commission of Architectural Review  Reconstruction of Missing	<i>The Commission staff may approve a reconstruction of missing elements based on the following criteria: 1. There is strong photographic, physical, and/or documentary evidence</i>	The applicant proposes to reconstruct the historic balustrade ovetop of the existing one-story, covered front porch to match the original in design and material. The applicant has provided original architectural drawings of the balustrade, and ghosting is visible on

<p>Historic Elements</p> <p>Administrative Approval Guidelines</p>	<p><i>demonstrating the materials, size, configuration, details, of missing historic elements that would allow them to be accurately reconstructed. Evidence of an accurate reconstruction is not limited to but may include any of the following types of documentation: Original documents pertaining to the construction history of the building</i></p>	<p>the brick where the original balustrade abutted the building. <u>Staff recommends approval of the reconstruction of the historic balustrade.</u></p>
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## Figures

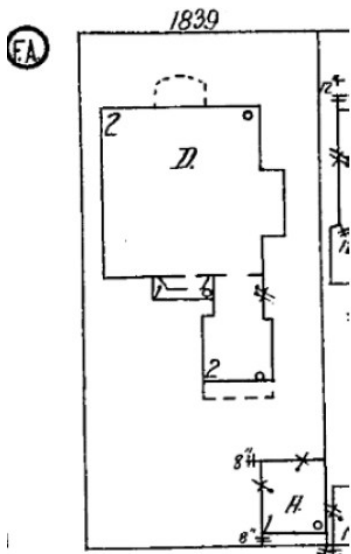


Figure 1. 1924-1925 Sanborn Map

Figure 2. Façade photo



Figure 3. Photo from 1920s showing that the rear porch was enclosed at one point with glass panel double-doors which were recovered.



Figure 4. Existing photo of the rear porch proposed to be enclosed.



Figure 5. Existing east elevation of the house, where the addition is to be located.



Figure 6. View from Monument Ave. of the east elevation where the addition will be located. The addition will be hidden behind the existing mass.



Figure 7. View from Meadow Ave. Privacy fence blocks rear of the house from view.

Figure 8. View from rear alley. The privacy fence blocks the rear of the house from view.

Baustrade drawings



Figure 9. Original porch enclosure doors found in basement.