

**COMMISSION OF ARCHITECTURAL REVIEW
STAFF REPORT
September 22, 2015 Meeting**

1. **CAR No. 15-020** (A. Schuler)

**818 North 25th Street
Union Hill Old & Historic District**

Project Description: **Rehabilitate with limited replacement in-kind
Enclose porch,
And install new windows**

Staff Contact: **K. Chen**

The property, located in the Union Hill Old and Historic District, is free-standing, frame dwelling. The applicant proposes to repair and replace in-kind the wood siding and other wood elements, install a wood privacy fence, infill an existing two-story porch on the north side of the dwelling, and install new windows on the south (side) elevation. The project was deferred at the February 24, 2015 meeting with the Commission requesting that the enclosed porch be made more transparent. The applicant is seeking Historic Rehabilitation Tax Credits. DHR and NPS have approved the Part II and Amendment.

The applicant proposes to repair and replace in-kind, as needed, the wood siding and other existing wood elements on building. This approach to repair and replace in-kind is compatible with the Standards for Rehabilitation presented on page 55 of the *Richmond Old and Historic Districts Handbook and Design Review Guidelines*. The proposed paint colors are consistent with the paint palette found on pages 60 and 61 of the *Guidelines*.

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*. 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 the second story of a two-story porch located on the north side of the dwelling. The porch is visible from O Street and the rear alley. The existing posts and balustrade are of a simple design. Page 67 of the *Richmond Old and Historic Districts Handbook and Design Review Guidelines* outlines the recommended treatment of porches, entrances and doors. The design reflects the current spacing of posts, the incorporation of a beaded wainscot is reflective of the balustrade, and the use of 1/1 windows above the wainscot and between the posts gives the enclosure transparency.

New Windows, South elevation. The owner proposes to install six new windows on the south elevation. The new windows will be ranked on the first and

second stories in a regularly placed pattern of three per story. Pages 65-67 of the *Richmond Old and Historic Districts Handbook and Design Review Guidelines* address windows. The proposed new windows are on a secondary elevation and the use of a wood 1/1 double-hung window differentiates the new windows from the historic 2/2 and 6/6 windows currently found on the other elevations of the dwelling.

Staff recommends the approval of the project with a condition. The new fence should be painted or opaquely stained (pg. 74).

It is the assessment of staff that the application, with the acceptance of the above condition, 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.