

**COMMISSION OF ARCHITECTURAL REVIEW
STAFF REPORT
September 25, 2018, Meeting**

9. COA-041237-2018 (A. Griffin)

511 North 21st Street
Union Hill Old and Historic District

Project Description:

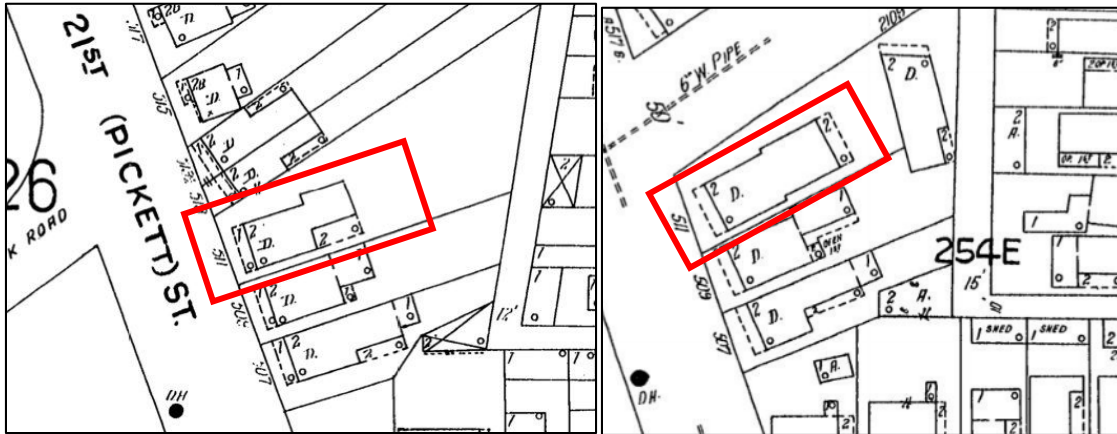
**Construct a 2-story rear porch and
alter the openings on the rear elevation.**

Staff Contact:

C. Jeffries

The applicant requests approval to alter the rear of a home in the Union Hill Old and Historic District. The Italianate-style home is a 2-story frame house with a rear addition. The applicant is proposing to construct a 21.5' by 12' 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.

Staff recommends approval of the project with conditions.



Sanborn Map, 1905

Sanborn Map, 1925

Porch: The *Guidelines* recommend using documentation when reconstructing missing elements including physical evidence such as surviving posts, brackets and soffit details (pg. 59). Sanborn maps indicate that a 2-story rear porch was added to the home sometime before 1925. Staff was unable to discover photographic or physical evidence of the porch. The *Guidelines* also state that porch replacements should match the original as much as possible (pg. 71, #5). The applicant is proposing a 12 foot deep porch which is significantly larger than historic rear porches found in the district. Staff recommends the rear porch depth be reduced to 6 feet to be more consistent with the missing rear porch and historic porches found in the district. The porch should use a Richmond rail and be painted or opaquely stained a color that complements the main structure. Staff notes that

the floor plans submitted with the application indicate that the first story of the porch will be screened. Staff recommends the screening be installed on the interior of the railings and columns to maintain the open appearance of the porch.

Changes to Openings: The *Guidelines* state that 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 (pg. 69, #8). 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 map shows that this bay was a porch that was later enclosed, staff recommends approval of the proposed changes as it does not result in the loss of historic fabric. In addition, the proposed door on the second story provides access to the proposed porch and staff supports the additional door. On the first story the applicant is proposing to convert an existing single door to full light double French doors. As 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. In addition, staff finds the proposed window on the South elevation is minimally visible from the public right of way and recommends approval of the proposed new window. 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.

It is the assessment of staff that the application, with the conditions noted above, is consistent with the Standards for Rehabilitation and New Construction outlined in Section 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 pages cited above, adopted by the Commission for review of Certificates of Appropriateness under the same section of the code.