

**COMMISSION OF ARCHITECTURAL REVIEW  
STAFF REPORT  
November 28, 2017 Meeting**

8. **COA-026404-2017** (K. Johnston)

**800 North 22<sup>nd</sup> Street  
Union Hill Old and Historic District**

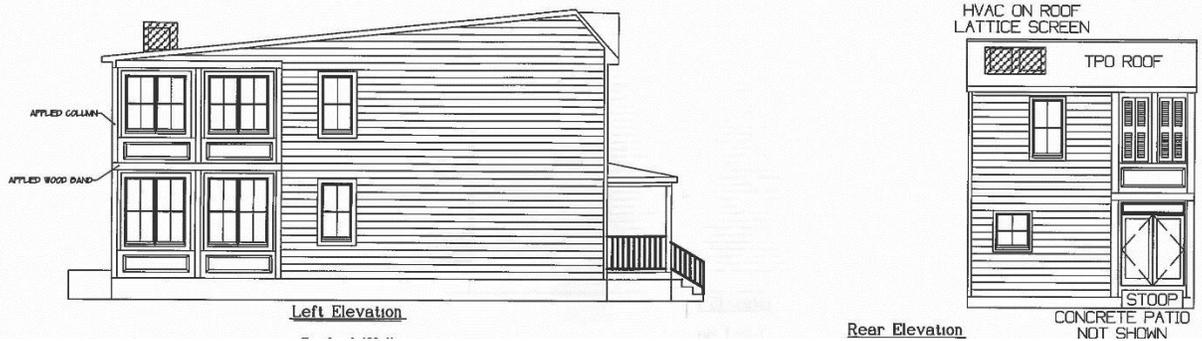
**Project Description:**

**Amend previously approved rear and south elevations for the rehabilitation of a home and replace the front porch roof.**

**Staff Contact:**

**M. Pitts**

The applicant requests approval to amend previously approved plans for the rehabilitation of a Colonial Revival home in the Union Hill Old and Historic District at the corner of North 22<sup>nd</sup> and Cedar Streets. On June 28, 2016, the Commission reviewed an application for the rehabilitation of the structure which included the enclosure of the first story side porch and recoating of the existing metal front porch roof along with other work to the property and the structure. The Commission approved the application with conditions that included the details of the porch enclosure such as windows, wainscoting, and applied columns to continue from the Cedar Street façade to the rear façade and the design of the rear façade of the porch enclosure be reviewed and administratively approved by staff. The applicant submitted revised elevations which met with these conditions with his building permit in August 2016.



800 North 22<sup>nd</sup> Street Building Permit Elevations

The alterations to the structure were not completed per the approved building elevations. Specifically, the details of the porch enclosure were not included on the side and rear elevations. After determining the building permit plans were not consistent with the work completed at the property, staff worked with the applicant to review elevations which maintained the location and size of the existing windows and doors and included porch details and shutters to be compliant with the Commission's approval. Unfortunately, the proportions and alignment of these details did not effectively convey the appearance of a porch enclosure. With this application, the applicant is requesting approval for the structure as it has currently been rehabilitated. In addition to the changes to the

plans at the side and rear of the structure, the applicant is requesting to replace the existing metal porch roof with a membrane roof in a gray or black color.

**Staff recommends approval of the project with conditions.** Per the Sanborn maps, the structure was developed with a two story side porch in the location of the first story porch. In June 2016, the Commission reviewed the alterations to the side and rear of the structure under the standards for a porch enclosure based on the original appearance of the structure. These guidelines encourage the use of glazing and details that reflect porch elements (pg. 71, #13). As the second story was enclosed prior to the establishment of the Old and Historic District, staff supports the current design as it is the same design as the previous porch enclosure with modifications to one existing window opening on the Cedar Street elevation. The Commission's *Guidelines* note that the architectural appearance of original windows should be used as a model for new windows (pg. 69, #10). Staff supports the modifications to the opening to allow for longer paired windows as it was the modification of an existing non-original window opening to a length consistent with the historic windows on the structure. Staff recommends the trim detail on the rear elevation of the 2<sup>nd</sup> story be removed as it no longer relates to porch details. As the first story was recently an open porch, staff recommends an attempt be made to meet the Commission's Guidelines for porch enclosures with the inclusion of an engaged column between the pairs of windows on the Cedar Street elevation.

The Guidelines note that membrane roofs are an acceptable substitute for flat-lock seamed metal roofs (pg. 49, #5). Staff recommends approval of the proposed membrane front porch roof with the condition that the existing roof shape be maintained.

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