

2. COA-091348-2021

PUBLIC HEARING DATE

May 25, 2021

PROPERTY ADDRESS

18 N. Boulevard

DISTRICT

Boulevard Historic District

APPLICANT

R. Pieratt

STAFF CONTACT

C. Jones

Commission of Architectural Review

STAFF REPORT



PROJECT DESCRIPTION

Convert a rear, enclosed sunroom into a screened-in porch; alter fenestration and install an awning and balcony on a rear carriage house.

PROJECT DETAILS

- On the rear elevation of the primary residence, the applicant proposes to remove the existing windows and walls of a rear enclosed second-floor sunroom, and install screening. The existing rear roof will remain intact. New columns and railing will be installed.
- The applicant also proposes alterations to the existing fenestration of a rear carriage house, and the installation of an awning over a door and a balcony on the second floor.



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STAFF RECOMMENDATION

APPROVE WITH CONDITIONS

PREVIOUS REVIEWS

The Commission has not previously reviewed this application.

STAFF RECOMMENDED CONDITIONS

- the screening on the second-story porch be placed inside the posts and railing, so the porch elements remain visible
- the final window specifications be submitted to staff for review and approval
- the brick infill be recessed to maintain the appearance of the current opening
- to the greatest extent possible, the balcony be anchored into the mortar, not the historic brick
- the awning be anchored into the mortar, not the historic masonry

STAFF ANALYSIS

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| Porches, Entrances & Doors #5, pg. 71 | <i>The entire porch should only be replaced if it is too deteriorated to repair or is completely missing.</i> | The applicant is proposing to replace a second-story enclosed porch with a screened-in porch. Staff finds the proposed design is consistent with rear porches found throughout the district and recommends approval of the change in design. |
| Porches, Entrances & Doors #13, pg. 71 | <i>Solid materials are not recommended for use in enclosure projects since they can radically alter the historic appearance of a porch.</i> | The guidelines do not specifically address screened porches; however, they do recommend that porch enclosures maintain the open appearance of the porch. <u>Staff recommends the screening on the second story porch be placed inside the posts and railing, so the porch elements remain visible.</u> |
| Doors and Windows, pg. 49, #4 | <i>Original masonry openings for doors and windows should be maintained. Infilling original masonry openings is strongly discouraged.</i> | The applicant proposes to remove an existing door from the alley-facing elevation opening and install hardi panel and a new awning window. Staff finds the existing infill material is not original and recommends approval of the proposed new fenestration pattern with the condition that <u>the final window specifications be submitted to staff for review and approval.</u> |
| Window Replacement and/or Reconstruction, #8, pg. 69 | <i>The number, location, size or glazing pattern of windows should not be changed by cutting new openings, blocking out windows or by installing replacement sash that do not fit the original window. 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 proposes to re-open window openings on the carriage house that are currently filled in with inappropriate doors and windows. On the north elevation of the carriage house the applicant proposes to install a new window with brick below in one opening, and a door in the other. The door will also have a small balcony. Both openings will have transom windows. Staff recommends approval of the new window installation with the condition that <u>the brick infill be recessed to maintain the appearance of the current opening.</u> Staff also recommends approval of the new balcony with the condition that, <u>to the greatest extent possible, the balcony be anchored into the mortar, not the historic brick.</u> |
| Porches and Porch Details, pg. 49, #3-4 | <i>3. New porch railing designs, compatible with the overall design of the building, will also be considered. 4. Faux balconies (flat, applied constructs with no depth) are discouraged. Small projecting balconies are acceptable.</i> | The applicant proposes a small balcony with a cable railing on the north elevation. Staff finds this is in keeping with the <i>Guidelines</i> and recommends approval. |
| Building Elements, Awnings, pg. 72 | <i>The use of awnings on commercial or residential structures should enhance the individual building on which such coverings are placed as well as the image of the surrounding neighborhood or commercial area. Awnings can cover over inappropriate</i> | The applicant proposes an awning on the east, yard-facing, elevation. Staff finds that this is an appropriate location for an awning and recommends approval of the proposed awning with the condition <u>that the awning be anchored into the mortar, not the historic masonry.</u> |

*remodeling or transom areas, protect
pedestrians from inclement weather, protect
window displays from sunlight and aid in
energy conservation.*

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 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.

FIGURES

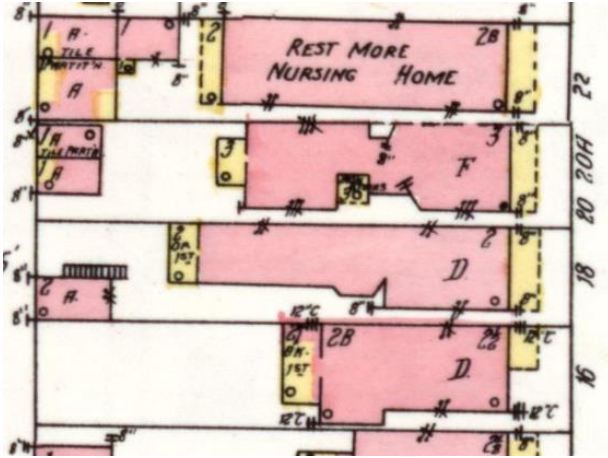


Figure 1. Sanborn map, 1926-1952.



Figure 2. 18 N. Boulevard.



Figure 3. 18 N. Boulevard, rear view.



Figure 4. 18 N. Boulevard, rear view.



Figure 5. 18 N. Boulevard, carriage house.



Figure 6. 18 N. Boulevard, carriage house.