

**COMMISSION OF ARCHITECTURAL REVIEW
STAFF REPORT
January 26, 2016, Meeting**

3. **CAR No. 16-010** (D. Kleyman)

**810 North 21st Street
Union Hill Old and Historic District**

Project Description:

**Rehabilitate a single family home
to include installing new windows and doors
and constructing a 2 story side and rear porch**

Staff Contact:

M. Pitts

The applicant requests approval to rehabilitate a home in the Union Hill Old and Historic District to include the construction of a side and rear porch. The Late Victorian style home was constructed around 1905 and is a 2-story, 3-bay shed roofed brick house. The applicant has pursued rehabilitation tax and has received the Part II Tax Credit conditional approval. The Department of Historic Resources (DHR) has conditioned the Part II approval with the condition that changes planned for the building's setting must be submitted for review, window sections must be submitted for review, and the new exterior wood fabric should be painted an opaque color.

The applicant is proposing to complete the following work:

- Install true divided lite 4/4 wood windows in all existing window openings. Currently, there are no windows in the existing openings which are infilled with plywood.
- Install 5 new four panel wood doors in existing openings. New glazing will be installed in the transom above the front door. New transoms will be installed above the other doors within the existing openings.
- Install a new gutter and downspout system at the rear of the house to include new ogee metal gutters and round metal downspouts.
- Repair and replace in kind deteriorate elements of the front porch. New Richmond rail will be installed on the east and north sides of the porch where the railing is missing. Additionally, new porch steps will be constructed.
- Construct a two story porch along the north side of the house's west ell to wrap around to the west elevation of the ell. The porch will be constructed of wood on masonry piers and will have a Richmond rail style railing. The applicant proposes to construct stairs to access the second floor from the first floor and stairs off rear to the rear yard. The porch will be painted or stained an opaque color excluding the walking surfaces.

Staff recommends approval of the project with conditions. The *Richmond Old and Historic Districts Handbook and Design Review Guidelines* state that

original features and materials that define a building style should be retained and damaged elements should be repaired instead of replaced (pg. 55, #1, 7). The applicant is proposing to repair much of the deteriorated structure including the character defining front porch. The *Guidelines* note that windows should only be replaced when they are missing or beyond repair and any reconstruction should be based on physical evidence or photo documentation (pg. 65, #7). The applicant is replacing missing windows, doors, and transoms with true divided lite wood windows of an appropriate size and glazing pattern.

The Guidelines state that entire porches should only be replaced if they are too deteriorated to repair or are completely missing; replacements should match the original as much as possible (pg. 67, #5). Though there is currently no existing secondary porch, there is physical evidence of a porch on the building including doors on both the first and second story of the north elevation. These doors provide physical evidence of a previous 2 story porch at this location. Staff recommends that porch paint colors be provided to staff for review and approval.

The Commission's approval should be conditioned upon the work being performed in conformance with the Part II Tax Credit application approval and conditions. In addition, the applicant should submit any additional conditions subsequently imposed by DHR or the National Park Service to CAR staff for administrative review and approval.

It is the assessment of staff that the application is consistent with the Standards for Rehabilitation outlined in Section 30-930.7(b) of the City Code, as well as with the *Richmond Old and Historic Districts Handbook and Design Review Guidelines*, specifically the page cited above, adopted by the Commission for review of Certificates of Appropriateness under the same section of the code.