

**COMMISSION OF ARCHITECTURAL REVIEW  
STAFF REPORT  
September 26, 2017, Meeting**

8. **COA-022829-2017** (M. Anderson)

**2113 M Street  
Union Hill Old and Historic District**

**Project Description:**

**Rehabilitate a single family home.**

**Staff Contact:**

**M. Pitts**

The applicant requests approval to rehabilitate a single family home in the Union Hill Old and Historic District. The existing home is a Greek Revival, 2-story, 3-bay, frame dwelling with a raised brick foundation. The home had a front porch with turned posts, sawn brackets, and a picket balustrade which rested on high wood piers. The porch was removed due to damage from a recent storm. The existing structure has been modified over time to include changes to window openings and the installation of inappropriate vinyl windows. The applicant proposes the following work on the structure:

- **Siding:** Restore and replace in-kind deteriorated pieces. The applicant has removed the asphalt cladding and has exposed the historic wood siding.
- **Brick:** Repoint and repair the brick foundation.
- **Existing Windows:** Replace the vinyl windows with wood 1/1 windows. Window openings will be resized to match the historic opening based on the interior framing. This includes resizing the window openings on the façade to include taller first floor windows and a single window in the location of paired windows.
- **Existing Doors:** Replace the existing 1<sup>st</sup> story front door with a wooden double door. The existing transom will be retained.
- **Windows and Doors in New Openings:** Install two basement level windows on the east elevation. Install a pair of doors on the basement level of the west elevation. Modify the openings at the rear to replace the existing 1<sup>st</sup> story door with a window and to install French doors centered on the rear elevation on both the 1<sup>st</sup> and basement levels. A window opening will be added to the western bay of the 2<sup>nd</sup> story on the rear elevation.
- **Roof:** Replace the existing metal roof with a standing seam metal roof to match the adjacent property.
- **Front Porch:** Install a front porch to match that of the 2115 M Street to include 6" by 6" posts, Richmond rail, tongue and groove decking, and a standing seam metal roof. The porch will not have stairs to access the front yard.
- **Deck:** Construct a deck at the rear of the structure. The deck will be constructed of salt treated wood, have 6" by 6" posts, and will project 12 feet into the rear yard.

**Staff recommends approval of the project with conditions.**

**Siding and Brick:** The *Richmond Old and Historic Districts Handbook and Design Review Guidelines* note that damaged elements should be repaired rather than replaced (pg. 59, #7). Staff supports the applicant's restoration of the wooden siding and repair of the brick foundation.

**Existing Windows:** The Guidelines note that when reconstructing missing elements; pictorial, historical or physical documentation should be used as a basis for the proposed design (pg. 59, #7). Staff supports the applicant's use of the physical evidence including the framing to determine the size and location of the original windows. The applicant has provided an image of the property from the 1940s. The image shows 6/6 windows on the 2<sup>nd</sup> story and 2/2 windows on the 1<sup>st</sup> story of the façade. Additionally, staff has pictures from 1992 prior to the installation of the vinyl windows which show 6/6 windows on the rear elevation. As there is photographic evidence of the lite configuration from 1940, staff recommends the 1<sup>st</sup> story windows on the façade be 2/2 and the 2<sup>nd</sup> story and basement windows on the façade and the windows at the rear be 6/6. Staff recommends all of the proposed wood windows be true or simulated divided lite windows with interior and exterior muntins and a spacer bar.

**Existing Door:** The 1940s photograph shows double front doors, and therefore staff supports the installation of double wooden front doors based on this photographic evidence. Staff recommends details of the proposed front doors be provided for administrative review and approval. Additionally, staff recommends details of the proposed basement door be provided for administrative review and approval.

**East Elevation New Windows:** The Guidelines note that changes to openings on secondary elevations will be considered by the Commission on a case-by-case basis (pg. 69, #8). The existing opening on the east elevation has been altered, and the proposed openings are minimally visible from the public right of way. Staff supports the new openings on the east elevation with the condition that the windows be 6/6 as the Guidelines note the architectural appearance of original windows should be used as a model for new windows (pg. 69, #10).

**Rear Elevation New Window and Door Openings:** Staff recognizes that the openings at the rear have been altered over time and supports the alterations to the existing openings to convert windows to doors and doors to windows. Staff recommends the 1<sup>st</sup> story rear door which will be highly visible from the alley be a single door to fit between the jambs of the historic window opening. As the basement doors at the rear will be minimally visible and the window openings have been altered at this level, staff supports the installation of the French doors with the condition that they be true or simulated divided lite with interior and exterior muntins and a spacer bar.

**West Elevation New Doors:** Staff has concerns that there is no evidence of openings having ever been on the highly visible east elevation. Staff recommends the double doors not be installed on this elevation.

**Roof:** Staff supports the in-kind replacement of the existing roof with the condition that details of the propose roofing material be submitted for administrative review and approval.

**Front Porch:** The *Guidelines* note that the replacement of front porches should match the original as much as possible (pg. 71, #5). Staff has concerns that the proposed porch design is not based on the photographic evidence provided by the applicant. Staff recommends the 1<sup>st</sup> story porch should be reconstructed per the 1940s picture to include turned posts, sawn brackets, high wooden piers, a landing, and stairs that run east parallel to the façade. Staff recommends the revised porch design be submitted to staff for administrative review and approval.

**Deck:** The proposed deck meets the Commission's deck guidelines (pg. 51) provided the following conditions are met: the deck be painted or stained a neutral color that complements one or more of the colors found on the main structure and the railing be a standard Richmond rail design, or the pickets be placed on the inside of the handrail for a more finished appearance.

It is the assessment of staff that, with these conditions, the application is consistent with the Standards for Rehabilitation and New Construction outlined 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.