



Staff Report
City of Richmond, Virginia



Commission of Architectural Review

4. COA-120498-2022	Final Review	Meeting Date: 11/22/2022
Applicant/Petitioner	Brian Spencer	
Project Description	Replace fire damaged windows in-kind, replace deteriorated trim in-kind, and enclose a rear porch.	
Project Location		
Address: 8 North Arthur Ashe Boulevard		
Historic District: Boulevard		
High-Level Details: The applicant proposes to rehabilitate a ca. 1921 colonial revival dwelling that has been converted into apartments. Several fire damaged windows in a rear bay window will be removed and replaced in-kind, and all other windows will be repaired. Applicant proposes to enclose a rear porch and to remove a non-original stair case. Applicant is in the process of applying for historic tax credits for this project.		
Staff Recommendation	Approval, with Conditions	
Staff Contact	Samantha Lewis, Samantha.lewis@rva.gov, 804-646-5207	
Previous Reviews	None.	
Conditions for Approval	• Submit a color palette for the window trim and exterior board and batten to be administratively approved. • The work be performed in conformance with the Part II Tax Credit application approval and conditions and the applicant submit any additional conditions subsequently imposed by DHR or the National Park Service to CAR staff for administrative review and approval.	

Staff Analysis

Guideline Reference	Reference Text	Analysis
Building Elements, p. 69 #7	Windows should only be replaced when they are missing or beyond repair. Any reconstruction should be based on physical evidence or photo documentation.	Applicant has provided photographs that indicate the windows have been fire damaged and are beyond repair. Applicant states the windows will be replaced in-kind.
Building Elements, Porches, Entrances, & Doors, Porch and Entrance Repair, pg. 71	4. Do not remove or radically change entrances and porches important in defining the building's overall historic character. Front and side porches are architecturally more ornate than utilitarian back porches.	The applicant proposes to remove a rear modern stair case leading to the second story of the building as well as non-original handrails on the rear stairs. Staff is supportive of the removal of these non-original elements. The non-original handrails will be replaced with Richmond Rail.
New Construction, p. 47 #2	Materials used in new residential construction should be visually compatible with original materials used throughout the district.	The new 1/1 windows within the porch enclosure will be wood, and the enclosure will be clad in board and batten panels. The panels will be recessed in between the existing square posts and banister. Using wooden panels and retaining the posts and banister on the exterior will help tell the visual story of the porch's use, maintaining a visual sense of openness.
New Construction, p. 47, #3	Paint colors for new additions should complement the historically appropriate colors used on the primary structure. Paint colors used should be similar to the historically appropriate colors already found in the district (see Painting Section starting on page 60).	<u>Staff recommends applicant provide a color palette for window trim and the board and batten to be used on the porch.</u>
Standards for Rehabilitation, p. 59, #2	Retain original wood features such as cornices, brackets, window and doorway surrounds, sashes and doors. Maintain the historic reveal or exposure of the siding and trim, as it is an important character-defining feature.	Applicant has stated that fire damaged windows and trim will be replaced in kind, and the remainder of the windows and trim not fire damaged will be repaired.

Figures



Figure 1. Façade photo

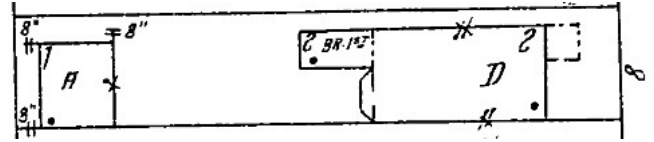


Figure 2. 1924- 1925 Sanborn Map

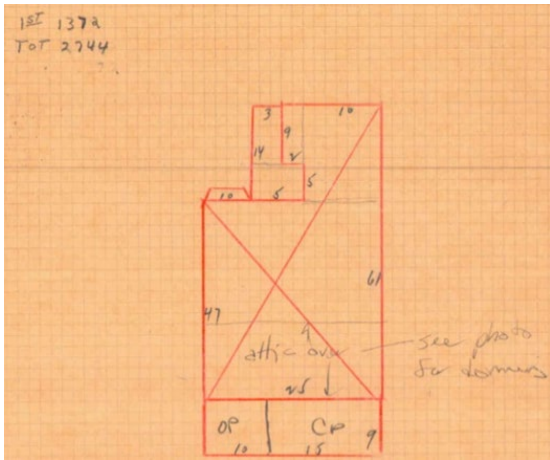


Figure 3. Assessor's Card showing bay window and Rear porch.