COMMISSION OF ARCHITECTURAL REVIEW STAFF REPORT February 24, 2015 Meeting

15. CAR No. 15-020 (B. and J. Reid)

818 North 25th Street Union Hill Old & Historic District

Project Description: Rehabilitate with limited replacement in-kind

Enclose porch, And install new windows

Staff Contact: K. Chen

The property, located in the Union Hill Old and Historic District, is free-standing, frame dwelling. The applicant proposes to repair and replace in-kind the wood siding and other wood elements, install a wood privacy fence, infill an existing two-story porch on the north side of the dwelling, and install new windows on the south (side) elevation. The applicant will be seeking Historic Rehabilitation Tax Credits for the project and they are currently awaiting DHR Part II approval.

Staff recommends the approval of the project with conditions.

The following recommendations are based on the *Richmond Old and Historic Districts Handbook and Design Review Guidelines*, with specific pages shown in parentheses. The new fence should be painted or opaquely stained (pg. 74) and the porch infill should be more transparent (pg. 67).

The applicant proposes to repair and replace in-kind, as needed, the wood siding and other existing wood elements on building. This approach to repair and replace in-kind is compatible with the Standards for Rehabilitation presented on page 55 of the *Richmond Old and Historic Districts Handbook and Design Review Guidelines*.

Fence. The proposed privacy fence is compatible with the Standards for Site Improvements: Fences and Walls as presented on page 74 of the *Richmond Old and Historic Districts Handbook and Design Review Guidelines*. The finished height of the fence is governed by the Zoning Ordinance and because the fence will be visible from a public right-of-way it should be painted or opaquely stained a color to be approved by staff.

Porch, infill. The owner proposes infill a two-story porch located on the north side of the dwelling. The porch is visible from O Street and the rear alley. The existing posts and balustrade are of a simple design. Page 67 of the *Richmond Old and Historic Districts Handbook and Design Review Guidelines* outlines the recommended treatment of porches, entrances and doors. The proposed infill is compatible with guidelines because it is not on a primary elevation (#12) but it does not conform to item #13 that does not recommend the use of solid materials for porch enclosures. The design reflects the current spacing of posts and the

incorporation of a beaded wainscot is reflective of the balustrade but the use of a single window and siding above the wainscoting is not reflective of the former transparency of the porch. A new door will be introduced on the first story at the western end of the enclosed porch and the second story will be a solid infill.

New Windows, South elevation. The owner proposes to install six new windows on the south elevation. The new windows will be ranked on the first and second stories in a regularly placed pattern of three per story. Pages 65-67 of the *Richmond Old and Historic Districts Handbook and Design Review Guidelines* address windows. The proposed new windows are on a secondary elevation and the use of a wood 1/1 double-hung window differentiates the new windows from the historic 2/2 and 6/6 windows currently found on the other elevations of the dwelling.

It is the assessment of staff that the application is consistent with the Standards for Rehabilitation outlined in Section 114-930.7(b) 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. Staff recommends the conditional approval of the application as presented.