

## 2. COA-077142-2020

PUBLIC HEARING DATE

August 25, 2020

PROPERTY ADDRESS

2216 Venable Street

DISTRICT

Union Hill

APPLICANT

R. Lares

STAFF CONTACT

C. Jeffries

# Commission of Architectural Review

## STAFF REPORT



### PROJECT DESCRIPTION

**Rehabilitate a semi-attached brick home and construct a small addition in the rear.**

### PROJECT DETAILS

- The applicant proposes to rehabilitate a 2-story semi-attached brick Italianate home in the Union Hill City Old and Historic District.
- General rehabilitation work is proposed, including repairing windows, repainting, door replacement, and replacing the porch railing.
- Two windows in the rear will be replaced due to damage caused by a structural failure. The rear wall will also be rebuilt.
- A 6'x8' mud room addition will also be constructed in the rear. The addition will be frame, clad in fiber cement siding, with a door and window on the rear wall.



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### STAFF RECOMMENDATION

## APPROVE WITH CONDITIONS

### PREVIOUS REVIEWS

The Commission deferred an application for a rehabilitation and addition in May 2019. That application was submitted by a different applicant and previous owner.

### STAFF RECOMMENDED CONDITIONS

- The fiber cement siding be smooth and unbeaded.
- The new window in the addition be a simple 1/1 design.
- The chimneys be retained and the elevations be revised to show the existing chimneys.
- The exterior cleaning be done with the gentlest means possible, to prevent damage to historic materials. If the brick requires cleaning, it should be cleaned by the gentlest means possible with a low-pressure wash only.
- Any unpainted brick on the sides and rear of the building remain un-painted.
- The façade be red-washed to match the attached home.

- The rear wall be rebuilt to match the existing brick wall, including replicating the brick pattern and window arches and openings.
- The new front door be of a simple design.
- The front porch railing be replaced in-kind with wood Richmond rail, painted to match the existing building.
- Any remaining window components from the rear windows such as sashes, glass and frames be salvaged and relocated to more prominent locations as necessary to repair other windows.
- The applicant work with staff to restore the historic 2/2 light configuration.
- The rear second-story window be enclosed from the interior only, preserving the exterior appearance of the window.
- Staff recommends the following information be submitted for administrative approval:
  - Window and door specifications
  - Final paint colors
  - Any changes to the plans based on zoning review
  - Details for the roof replacement, including materials specifications

### STAFF ANALYSIS

Standards for New Construction, Siting #1, pg. 46	<i>Additions should be subordinate in size to their main buildings and as inconspicuous as possible. Locating additions at the rear or on the least visible side of a building is preferred.</i>	The proposed addition is consistent with the guidelines for additions as it is subordinate in size and located in the rear. Staff also finds the change in material sufficiently differentiates the new construction from the historic building.
Standards for New Construction, Materials and Colors #2, pg. 47	<i>Materials used in new residential construction should be visually compatible with original materials used throughout the district.</i>	The application states that the addition will be clad in fiber cement siding with a wood door and window. <u>Staff recommends the fiber cement siding be smooth and unbeaded, and the window and door specifications be submitted for administrative review.</u>
Standards for Rehabilitation #10, pg. 59	<i>While it is acceptable to use salvaged materials as in-kind replacement, adding features or salvaged architectural elements that suggest an inaccurate or undocumented sequence of construction should be avoided because this confuses our understanding of the evolution of Richmond's historic built environment.</i>	Staff finds that the proposed new window design in the addition creates an inaccurate sequence of construction and <u>recommends the new window in the addition be a simple 1/1 design.</u>
Standards for Rehabilitation #4, pg. 59	<i>Retain original roof shape, size, materials and related elements including cupolas, chimneys and weather vanes; if replacement is necessary, consideration for use of slate, wood and metal, with respect to color and patterns, should be given.</i>	The three existing chimneys are not shown on the elevations. <u>Staff recommends the chimneys be retained and the elevations be revised to show the existing chimneys.</u>
Paint, Frame Structures #2, pg. 63	<i>It is important that color selections blend with and complement the overall color schemes on the street.</i>	The application states that the scope of work includes repainting. As paint colors were not provided, <u>staff recommends final paint colors be submitted for administrative approval.</u>
Paint, Historic Masonry #1 & #3 pg. 63	<i>1. Do not paint historic brick or stone masonry that has not previously been painted. Painting previously unpainted masonry is historically inaccurate and is not permitted. Property owners who wish to</i>	The application states that the building will be power washed and painted. <u>Staff recommends the cleaning be done with the gentlest means possible, to prevent damage to historic materials. If the brick requires cleaning, it</u>

	<p><i>remove paint from masonry should work with a qualified contractor knowledgeable in the use of non-abrasive cleaners.</i></p> <p><i>3. Colors associated with the colors of natural brick are strongly encouraged and are preferable to less appropriate colors (white, green, blue, etc.).</i></p>	<p><u>should be cleaned by the gentlest means possible with a low-pressure wash only. Staff further recommends that any unpainted brick on the sides and rear of the building remain unpainted.</u></p>
<p>Maintenance and Repair, Masonry #4, pg. 89</p>	<p><i>Masonry cleaning. Cleaning of masonry should only be undertaken when necessary, never simply to give a structure a “new appearance.” Masonry cleaning should be carried out by a knowledgeable contractor who specializes in non-invasive cleaning techniques. The gentlest means possible involving only low pressure water wash with a mild detergent is best. The lowest possible wash (ideally around 100 PSI, and no higher than 300-400 PSI) should be selected, as unintended damage often occurs when high-pressure water is applied to historic masonry. High-pressure washes can cause water and environmental contaminants to infiltrate a masonry wall. and cause interior damage C</i></p>	<p>Portions of the brick on the façade are also unpainted. This appears to be the result of extensive repair or reconstruction work that was done in the past. As the other half of the façade has been painted, staff is supportive of creating a consistent appearance across the façade. In order to minimize the impact to the existing brick, <u>staff recommends the façade be red-washed to match the attached home.</u></p>
<p>Standards for Rehabilitation #1, pg. 59</p>	<p><i>Retain original features and materials that define the building style, including but not limited to wood siding, shingles, stucco and masonry.</i></p>	<p>The application states that the upper half of the rear wall will be taken down and reframed with wood. Photographs submitted with the application indicate that the wall has experienced structural failure. <u>Staff recommends the rear wall be rebuilt to match the existing brick wall, including replicating the brick pattern and window arches, and openings.</u></p>
<p>Standards for Rehabilitation #6, pg. 59</p>	<p><i>Retain original entrances and porches including doors, frames, fanlights, sidelights, steps, balustrades, pilasters, entablatures, columns and decorative features.</i></p>	<p>The application states that the front door is missing. <u>As no evidence of the historic door exists, staff recommends the new front door be of a simple design and specifications be submitted for administrative approval.</u></p> <p>The application also states that the porch railing will be replaced. <u>Staff recommends the railing be replaced in-kind with wood Richmond rail, painted to match the existing building.</u></p>
<p>Windows, #7 pg. 69</p>	<p><i>Windows should only be replaced when they are missing or beyond repair. Any reconstruction should be based on physical evidence or photo documentation.</i></p>	<p>The application states that only two windows will be replaced. Two second-story windows on the rear elevation have been damaged by a structural failure in this wall. <u>Staff recommends any remaining window components such as sashes, glass and frames be salvaged and relocated to more prominent locations as necessary to repair other windows.</u></p>

		<p>Photographs of the building indicate that the second story façade windows were historically 2/2. <u>Staff recommends the applicant work with staff to restore the historic 2/2 light configuration.</u></p>
<p>Windows, #4 pg. 69</p>	<p><i>Boarded windows should be uncovered and repaired. If the resulting window opening is no longer functional, the glass should be retained and frosted, screened or shuttered from the interior. The window should appear to be functional from the exterior.</i></p>	<p>The second-story floor plans indicate a window in the rear will be bisected by a new closet wall. <u>Staff recommends this window be enclosed from the interior only, preserving the exterior appearance of the window.</u></p>
<p>Roof Repair #3, pg. 66</p>	<p><i>Substitute materials may be used if the same kind of material is not technically feasible because the material is no longer being made. Substitute materials should match the original style and form as much as possible.</i></p>	<p>The application does not indicate whether any roofs will be replaced, however existing conditions indicate that some roof replacement will be necessary. <u>Staff recommends details for the roof replacement, including materials specifications, be submitted for administrative approval.</u></p>

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. 2216 Venable Street, façade



Figure 2. 2216 Venable, 1993



Figure 3. Structural damage at rear wall