

**COMMISSION OF ARCHITECTURAL REVIEW
STAFF REPORT
April 24, 2018, Meeting**

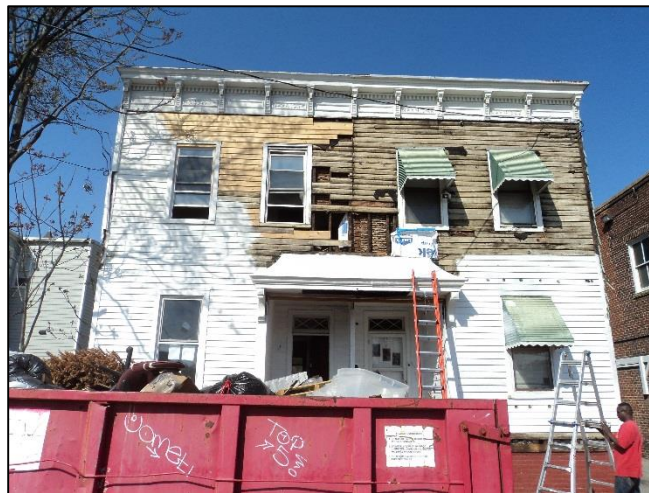
2. **COA-033420-2018** (S. Thomas)

**2410-2412 M Street
Union Hill Old and Historic District**

Project Description: **Rehabilitate a double house to include
the relocation of a side stoop.**

Staff Contact: **M. Pitts**

Description of Existing Structure: The existing structure is a 2-story, 4-bay, frame, Italianate double house with a bracketed cornice and a recessed front entry. The structure has been altered overtime to include the replacement of windows and doors and the installation of vinyl and asbestos cladding. There are side stoops with shed roofs at the rear of each structure. An alley runs along the side of 2412 M Street, and there is no alley at the rear of the structure.



2410-2412 M Street (April 2018)

Proposal: The applicant proposes to rehabilitate the structure by removing the inappropriate cladding from the façade and rehabilitating the historic wood siding and replacing deteriorated siding in-kind. The applicant proposes to maintain the existing cladding on the secondary elevations. The applicant is proposing to replace the front doors with half lite doors. The applicant is proposing to paint the façade of the structure Powder Blue (SW2863), the doors Roycroft Copper Red (SW2839), and the trim white. On the side of 2410 M Street, the applicant proposes to remove the existing side stoop. The existing door will be replaced with a 1/1 aluminum clad wood windows, and the roof to the stoop will be maintained. Adjacent to the existing stoop, the applicant proposes to construct a new stoop with a roof to match the existing in pitch to be clad in shingles or copper. The applicant is proposing a new 5 panel wood door in the location of an existing window. The applicant is proposing to locate the mechanical equipment

on the roof as to be minimally visible from the public right of way. The applicant has applied for and received conditional approval for historic tax credits for 2410 M Street.

Staff recommends partial approval of the project with conditions.

Rehabilitation of the Façade: The applicant is proposing to remove the inappropriate vinyl siding and asbestos tiles and restore the existing wood siding which is consistent with the Commission's guidelines for rehabilitation found on page 55 of the *Richmond Old and Historic Districts Handbook and Design Review Guidelines*. Staff supports the use of the half lite wood door as a part of the restoration of the façade as it is consistent with doors on historic structures in the district. Staff has concerns regarding the proposed paint scheme. Powder Blue is not a color listed on the Commission's paint palette for Italianate structures. Staff also has concerns that the proposed paint scheme will result in each elevation being a different color as the applicant is not proposing to paint the other elevations. Staff recommends denial of the proposed paint scheme and recommends the applicant submit a paint scheme for the structure to be administratively reviewed and approved that is consistent with the Commission's paint guidelines for Italianate structures to include one body color for the entire structure or one color for the body of each home.

Relocation of the Proposed Stoop: The Guidelines note that changes to existing openings and the addition of new openings on a secondary elevation will be considered by the Commission on a case-by-case basis (pg. 69, #8). The proposed alterations at the side of 2410 M Street will be minimally visible from the public right of way and will not result in the loss of historic fabric as the existing window and door are replacements. For these reasons, staff supports the proposed minimally visible new stoop and replacement of the door with a window and the window with a door.



View from M Street



View from Side Alley

As the applicant has received for historic tax credits, 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, with the conditions noted above, the application is partial 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 page cited above, adopted by the Commission for review of Certificates of Appropriateness under the same section of the code.