

**COMMISSION OF ARCHITECTURAL REVIEW  
STAFF REPORT  
May 23, 2017, Meeting**

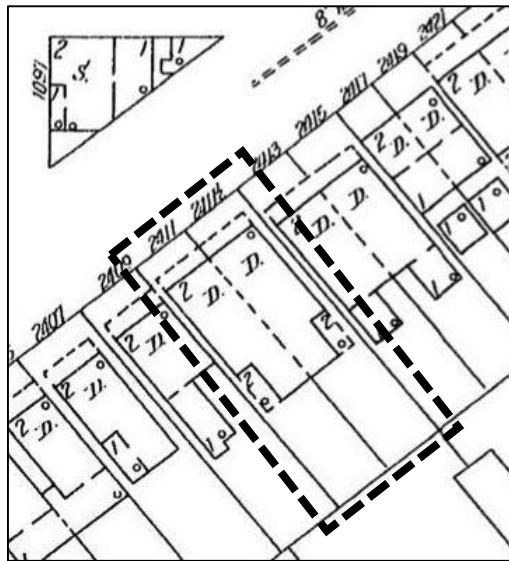
18. **COA-016998-2017** (Nest Builders LLC)

**2313-2315 Carrington Street  
Union Hill Old and Historic District**

**Project Description:** **Rehabilitate two single family homes.**

**Staff Contact:** **M. Pitts**

The applicant requests conceptual review and comments for the rehabilitation of a double house to include a rear addition in the Union Hill Old and Historic District. The existing structure is a 2-story, 3-bay Italianate double house with a bracketed cornice with a two story recessed rear wing. The dwelling has been modified over time to include the installation of vinyl siding, altering of the window sizes and configuration, and the removal of the turned posts, corbels, and dentils on the porch.



1925 Sanborn Map

The applicant is proposing the following work to the property:

- **Siding:** Remove all vinyl siding. Repair or replace in-kind the wood siding. Install fiber cement siding on the recessed wing and addition.
- **Windows and Doors:** On the façade, the incorrectly sized replacement windows are to be removed and 2/2 wood windows to be installed per the historic photograph. On the existing side elevations, the plans indicates the existing windows openings will be removed. The applicant proposes to install 1/1 windows in the proposed addition. The applicant proposes a 6 panel fiberglass door on the façade, smooth fiberglass doors on the side elevations, and full light French doors at the rear.

- **Front porch:** Restore the front porch per photographic evidence to include turned wood columns and fypon brackets. The applicant proposes to install Richmond rail and a black membrane roof.
- **Roof:** Replace the existing roof with white membrane.
- **Addition:** Construct a two story addition at the rear of the structure. The 2<sup>nd</sup> story will cantilever three feet over the 1<sup>st</sup> story. The addition will have a low sloped gable roof and be clad in fiber cement siding.
- **Paint:** The applicant proposes to paint 2313 Carrington Street “Classic French Grey” and install fiber cement siding in a similar grey color. The applicant proposes to paint 2315 Carrington Street “Naval” and install fiber cement siding in a similar navy blue color.
- **Fence:** The applicant proposes to install a 6’ tall dog eared wooden privacy fence at the rear of the property.

The applicant is seeking **Conceptual Review** for this project. Conceptual review is covered under Sec. 30-930.6(d) of the City Code: The commission shall review and discuss the proposal with the applicant and make any necessary recommendations. Such Conceptual Review shall be advisory only.

**Siding:** The applicant is proposing to remove the inappropriate vinyl siding and restore the existing wood siding which is consistent with the Commission’s guidelines for rehabilitation found on page 55 of *Richmond Old and Historic Districts Handbook and Design Review Guidelines*. As the Guidelines note that fiber cement siding is a product with limited applications which includes being used on secondary elevations with limited visibility from the public right of way (pg. 56), staff supports the installation of the fiber cement siding on the recessed portion at the rear of the existing structure with the condition that the siding be installed with a reveal consistent with the historic reveal, be smooth, and be unbeaded.

**Windows and Doors:** The Guidelines state that any restoration of windows should be based on pictorial, historical or physical documentation (pg. 55, #7). As the applicant is proposing to install 2/2 windows on the façade per the photographic evidence, staff supports the installation of these windows on the façade with the condition that the windows be true or simulated divided lite windows with interior and exterior muntins and a spacer bar. The Guidelines note that changes to existing windows on secondary elevations will be considered by the Commission on a case-by-case basis (pg. 65, #8). The Commission may wish to consider whether it is appropriate to remove the existing window openings on the side elevations as staff does not know if these openings are original as the fenestration has been greatly altered over the years. Staff supports the installation of 1/1 windows in new openings as the different lite configuration differentiates the windows from the historic windows. Staff recommends the doors on the façade be wooden doors as wood is a more appropriate material than fiberglass for the façade of a historic structure.

**Front Porch:** The existing square columns and turned balustrade are contemporary additions as staff has a photograph of the property from 2000 which shows turned columns and no railing, and therefore staff supports their removal. The *Richmond Old and Historic Districts Handbook and Design Review Guidelines* note that when reconstructing a missing element; pictorial, historical, or physical documentation should be used as a basis for the design and materials (pg. 55, #7). The applicant is proposing to install turned columns and brackets to match the historic photograph. Staff has been unable to locate pictorial or physical evidence of the historic porch railing. As the Guidelines note that for an existing building which has lost its railing and for which no documentary or physical evidences survives, the balusters in traditional Richmond rail are appropriate (pg. 46, Porches and Porch Details #2); staff recommends approval of the proposed railing. As the black membrane porch roof effectively conveys the appearance of the existing flat lock metal roof, staff supports its installation.

**Roof:** The existing roof is not visible from the public right of way.

**Addition:** The Guidelines note that additions should be subordinate to the size of the main structure and as inconspicuous as possible (pg. 44, Siting #1). Staff finds the proposed addition is small and located on at the rear of the structure. The *Guidelines* note that new additions should be differentiated from the old and compatible with the property and the district (pg. 5, #9). Staff has concerns that the proposed addition will result in the existing rear wing appearing to be a part of the proposed addition rather than a part of the original construction. Staff has concerns that the first floor of the addition is not differentiated from the existing structure as it will be in line with the existing building wall and clad in the same material as the existing rear wing. Additionally, staff has concerns that the cantilevered second story is not a building form found in the district. Staff encourages to the applicant to differentiate the addition by setting it in from the existing building wall on both the first and second floor.

**Painting:** The proposed paint colors are consistent with the Commission's paint palette as the palette recommends deep blue and slate for the Italianate structures.

**Fence:** The fence is consistent with Commission's Guidelines for fences.

The following items will need to be included for final review:

- Dimensioned elevations and site plans for the existing conditions
- Roof plan