

## 4. COA-053436-2019

PUBLIC HEARING DATE

May 28, 2019

PROPERTY ADDRESS

2304-2306 Venable Street

DISTRICT

Union Hill

APPLICANT

Streetcar Properties

STAFF CONTACT

C. Jeffries

# Commission of Architectural Review

## STAFF REPORT

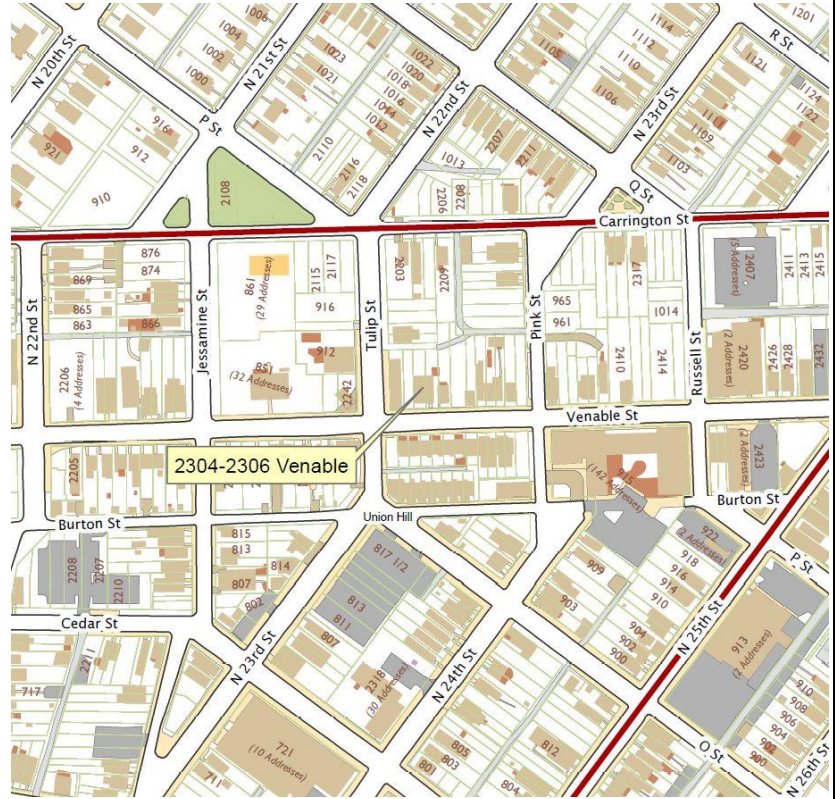


### PROJECT DESCRIPTION

**Rehabilitate two semi-attached, single-family residences.**

### PROJECT DETAILS

- The applicant requests approval to rehabilitate two brick Italianate semi-attached single family homes in the Union Hill City Old and Historic District.
- The buildings have been vacant for several years and were in severe disrepair. The applicant recently stabilized the structure to prevent complete loss, and as a result 2304 was largely rebuilt. Exterior trim and porches were removed as part of this work.
- The planned rehabilitation work includes:
  - Rebuilding the front porch and cornice to match what was removed.
  - Installing 2/2 windows on the façade, and 6/6 and 1/1 windows on the sides and rear.
  - Converting two door openings to windows on the rear elevation, recessing the brick below the sill.
  - Constructing a rear addition where a porch was formerly located, and constructing stairways to each unit in the rear.
- The applicant is pursuing rehabilitation tax credits for 2306 only and plans to convert 2304 to a duplex, while maintaining the historic façade.



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### STAFF RECOMMENDATION

**APPROVE WITH CONDITIONS**

### PREVIOUS REVIEWS

None.

### STAFF RECOMMENDED CONDITIONS

- The work be performed in conformance with a Part II Tax Credit application approval and conditions; and any additional conditions subsequently imposed by DHR or the National Park Service be submitted to CAR staff for administrative review and approval.
- Revised drawings that match the historic cornice be submitted for administrative review and approval.
- The cornice and front porch be constructed of wood, paint colors to be administratively approved by staff.
- The front porches have turned wooden posts which align with the porch cornice brackets and a Richmond

rail; revised elevations to be submitted to staff for administrative review.

- The existing arches and jambs of the rear doors be maintained and the new windows fit between the jambs of the existing opening.
- A site plan with the location of the units be submitted for administrative review and approval.
- The design of the addition be modified in a manner to be administratively reviewed and approved by staff to limit the use of solid panels by including additional glazing and shutters if the addition of glazing does not accommodate the desired floor plans.
- The new rear stairs be painted or stained a neutral color to be administratively approved by staff, and utilize a Richmond Rail.

### STAFF ANALYSIS

Standards for Rehabilitation, pg. 59

1. *Retain original features and materials that define the building style, including but not limited to wood siding, shingles, stucco and masonry.*
2. *Retain original wood features such as cornices, brackets, window and doorway surrounds, sashes and doors.*
4. *Retain original roof shape, size, materials and related elements.*
5. *Retain original windows including both functional and decorative elements.*
6. *Retain original entrances and porches.*

The proposed work is generally consistent with the Standards for Rehabilitation. The applicant is proposing to retain or replace in-kind deteriorated elements. Missing elements will be recreated.

2306 Venable Street is also receiving state and federal tax credits. Staff recommends the work be performed in conformance with a Part II Tax Credit application approval and conditions; and any additional conditions subsequently imposed by DHR or the National Park Service be submitted to CAR staff for administrative review and approval.

Standards for Rehabilitation, pg. 59

7. *Repair damaged elements instead of replacing them. Use materials that match the original in type, or use physically and chemically compatible substitute materials. Use available documentation when reconstructing missing elements.*

Due to severe deterioration, much of 2304 has been rebuilt by the applicant. Elements that were removed as part of this work will be rebuilt to match the existing. Portions that were able to be retained were left in place. The cornice shown on the proposed façade drawing submitted with the application does not match photographs of the building prior to the reconstruction, as an extra bracket is shown. Staff recommends revised drawings that match the historic cornice be submitted for administrative review and approval.

The proposed replacement materials appear to be consistent with the Guidelines. Staff recommends the cornice and front porch be constructed of wood, paint colors to be administratively approved by staff.

Porches, Entrances & Doors #5, pg. 71

*The entire porch should only be replaced if it is too deteriorated to repair or is completely missing; replacements should match the original as much as possible.*

The front porches have been removed to facilitate the stabilization of the building. Prior to their removal, the buildings had a matching porch roof with a decorative cornice and brackets. The porch posts at 2304 were contemporary metal railings, and at 2306 were square wooden posts atop small brick piers. The porch columns did not align with the remaining porch cornice brackets.

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The applicant proposes to rebuild the front porches, using the design of the front porch at 2306 for both units. Staff has located photographic evidence which shows that the brick piers are not the original front porch design. Historic photographs show turned posts which align with the cornice brackets. The railing designs shown in the photographs are not clear. As the Guidelines recommend replacement porches match the original as much as possible, staff recommends the front porches have turned wooden posts which align with the porch cornice brackets, and a Richmond rail. Revised elevations should be submitted to staff for administrative review.

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Windows #5,  
pg. 69

Original masonry openings for doors and windows should be maintained. Infilling original masonry openings is strongly discouraged.

The applicant is proposing to infill two doors on the second story of the rear wall of each building. Sanborn maps do not show a rear porch in this location. Though the Guidelines discourage the infilling of existing masonry openings, photographic evidence shows that the opening at 2306 had previously been converted to a window. Staff recommends the existing arches and jambs of the doors be maintained and the new windows fit between the jambs of the existing opening.

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Mechanical  
Equipment #1,  
pg. 68

*New units should be placed in side or rear yards so as to minimize their visual impact.*

The application does not indicate where the HVAC units will be located. Staff recommends a site plan with the location of the units be submitted for administrative review and approval.

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Porches,  
Entrances &  
Doors #13, pg.  
71

*Porch enclosures to aid in energy conservation are only appropriate on secondary elevations. Solid materials are not recommended for use in enclosure projects since they can radically alter the historic appearance of a porch. Glass enclosures which reveal decorative porch elements are strongly preferred.*

The applicant is proposing to construct a small frame addition at the rear of both buildings. Sanborn maps indicate that historically there was a two story porch in this location. Though no physical evidence of the porch remains, the new addition should reflect the appearance of a porch to create an understanding of the historic construction. Staff recommends the design of the addition be modified in a manner to be administratively reviewed and approved by staff to limit the use of solid panels by including additional glazing and shutters if the addition of glazing does not accommodate the desired floor plans.

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Decks #1-4, pg.  
51

1. *Decks should not alter, damage or destroy significant site elements of the property.*
2. *Decks should complement the architectural features of the main structure without creating a false historical appearance. Decks should be painted or stained a neutral color that complements one or more of the colors found on the main structure.*

The applicant is proposing rear stairs to access all three units from the ground. The proposed design is at the rear and does not obscure any significant architectural elements. Staff recommends the new structures be painted or stained a neutral color to be administratively approved by staff and utilize a Richmond Rail.

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3. Deck design may include vertical picket balustrades or contemporary railing that is in scale with the house and deck.
4. Deck sub-decking should be screened with wood lattice work or with brick piers.

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. 2304-2306 Venable Street, May 2019



Figure 2. Rear, May 2019



Figure 3. 1905 Sanborn Map



Figure 4. Front porches, November 2017



Figure 5. 2304 Venable Street, ca. 1934-1956



Figure 6. 2306 Venable Street, ca. 1957-1977