

12. COA-044096-2018

PUBLIC HEARING DATE

November 27, 2018

PROPERTY ADDRESS

206 N 32nd St

DISTRICT

St. John's Church

Commission of Architectural Review

STAFF REPORT



APPLICANT

B. & R. Noland

STAFF CONTACT

Chelsea Jeffries

PROJECT DESCRIPTION

Alteration and addition to rear of house.

PROJECT DETAILS

- The applicant requests conceptual review and comment on the construction of additions to the rear of a 2 ½ story brick row house on the end of 32nd Street across from Chimborazo Park.
- The applicant proposes to modify the existing rear elevation by adding three small projections. The third story addition will include glazing on the side and rear and will open to a small balcony above the existing second story. The two-story additions on the rear addition will be on the rear and side elevations with windows, bead board, and trim.



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CONCEPTUAL REVIEW

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. Commission staff reviewed the project through the lens of the "Standards for New Construction: Residential" on pages 44 and 46-47 of the Richmond Old and Historic District Handbook and Design Review Guidelines utilizing the Guidelines presented below.

PREVIOUS REVIEWS

None.

STAFF COMMENTS

- A color consistent with the paint palette be used rather than the proposed black trim color.
- Richmond rail be used if the railing is proposed to be wood.
- The exterior treatments be revised to include different materials that do not mimic historic porch enclosures.
- The following additional materials should be submitted for final review:
 - Existing elevations
 - Materials specifications
 - Dimensioned elevations
 - Dimensioned site plan

STAFF ANALYSIS

#6-7, pg. 5	<i>Deteriorated historic features shall be repaired rather than replaced. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.</i>	The applicant is proposing to clean and repair the damaged stucco on the rear of the building. The stucco should be cleaned using the gentlest means possible and repaired in accordance with Preservation Brief 22.
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 additions are subordinate to the main structure and located at the rear. The three small additions are minor and will be minimally visible from the public right of way.
Materials #1, pg. 47	<i>Additions should not obscure or destroy original architectural elements.</i>	The proposed addition will obscure the existing side and rear elevation of the rear portion of the building, however these are minor elevations and the side elevation is minimally visible from the public right of way.
Materials #2, pg. 47	<i>Materials used in new residential construction should be visually compatible with original materials used throughout the district.</i>	Details on materials were not provided, however the applicant is proposing bead board and trim, painted black. As black is not a trim color listed for historic structures on the Commission's paint palette, <u>staff recommends a color consistent with the paint palette be used.</u> Additional details on the proposed materials will need to be submitted for final review. As the plans do not specify the design of the railing, <u>staff recommends Richmond rail be used if the railing is proposed to be wood.</u>
Pg. 59, #10	<i>Adding features 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>	The proposed 2-story additions on the side and rear are designed to mimic porch enclosures by incorporating bead board, large expanses of glazing, and vertical trim boards. As the proposed design suggests an inaccurate sequence of construction, <u>staff recommends the exterior treatments be revised to include materials that do not mimic historic porch enclosures.</u>

IMAGES

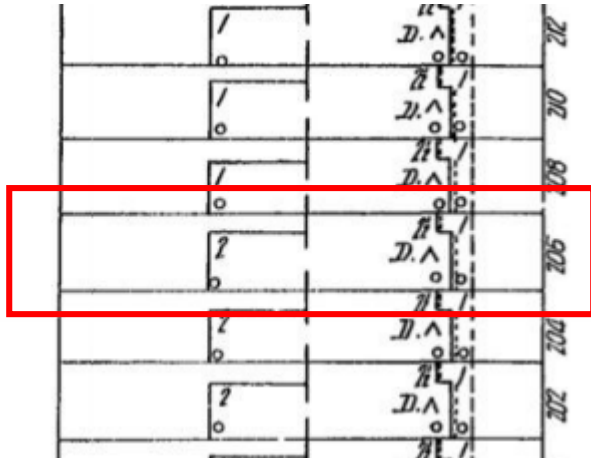


Figure 1. 1905 Sanborn Map



Figure 2. Facade of main structure.



Figure 3. View of main structure from rear.



Figure 4. View of structure from rear alley.