

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

16. COA-017182-2017 (Sojo Enterprises)

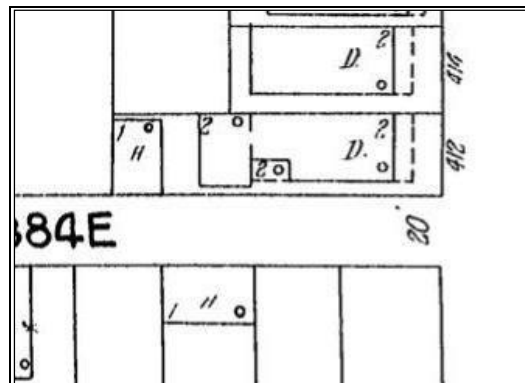
412 North 26th Street
Church Hill North Old and Historic District

Project Description: Replace siding and windows, repair front porch, construct a new garage, and construct a new side addition.

Staff Contact:

M. Pitts

The applicant requests approval to rehabilitate a single family home to include a side addition and the construction of a garage at the rear of a lot in the Church Hill North Old and Historic District. The existing structure is an Italianate dwelling constructed in 1880 which has been altered over time to include the installation of vinyl and asphalt siding and resizing of the front first story windows. Additionally, the Sanborn Maps indicated a two story addition was added to the structure before 1925 which resulted in the undulating alley elevation. The Sanborn maps also include an outbuilding in the location of the existing metal outbuilding.



1925 Sanborn Map

The applicant came before the Commission on April 25, 2017, for conceptual review and comment on this project. The Commission had the following concerns regarding the project:

- The Commission encouraged the applicant to restore the front porch based on the existing half column or the neighboring porch.
- The 2nd floor windows on the façade should be retained, and the historic siding should be salvaged and installed on the façade.
- The plans should be clear, and discrepancies between the elevations and floor plans eliminated.
- The porch enclosure treatment should be modified per staff's recommendations.

The applicant responded to the Commission's comments by proposing to replace the front porch and modified the details of the porch enclosure.

The applicant is proposing the following work to the property:

- **Siding:** Remove all vinyl and asphalt siding. Install fiber cement siding.
- **Windows:** Remove all existing windows and install aluminum clad wood windows. The windows on the first floor of the façade will be resized. Additionally, new window openings will be installed on the secondary elevations.
- **Front porch:** Replace existing metal columns and railing with square wood columns and wooden Richmond rail.
- **Roof:** Replace with TPO per the project description. .
- **Addition:** Demolish the west and exposed south wall of the existing two story addition. Construct an addition on the alley elevation to be setback from the side gable section of the home. The applicant proposes to use windows, shutters, and a railing treatment to convey the presence of a previous porch in the location of a portion of the proposed addition. The remainder of the addition will be clad in lap siding.
- **Garage:** Demolish the existing outbuilding. Construct a two bay garage of frame construction with a shed roof.

Staff recommends approval of the project with conditions.

Siding: The *Richmond Old and Historic Districts Handbook and Design Review 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 believes the historic siding may be present under the existing inappropriate cladding. Staff recommends the condition of the wood siding be assessed in coordination with CAR staff and if possible, a sufficient amount of existing wood siding be salvaged and installed with the historic reveals the façade. If enough siding cannot be salvaged for the façade, staff recommends approval for the installation of new wood siding with a reveal to match the historic reveal on the façade. Staff supports the installation of fiber cement siding on the secondary elevations with the condition that the siding be installed with a reveal consistent with the historic reveal, be smooth, and be unbeaded. As colors were not provided, staff recommends paint colors be provided to staff for administrative review and approval.

Windows: The *Guidelines* state that all original windows should be retained and repaired and should only be replaced when the windows have deteriorated beyond the point of repair (pg. 65, #1, 6, 7). Staff recommends the applicant retain the 2nd floor windows on the façade per the Commission's recommendations. For the other windows that the applicant requests to replace, staff recommends that the applicant provide a detailed window survey illustrating the condition of each window for staff to administratively review and approve any replacement. The Guidelines note that reconstruction of windows should be

based on physical evidence or photo documentation. As the applicant has provided photographs from the interior of the structure to illustrate the size of the original first story openings, staff recommends approval of the resizing of these openings. As a dimensioned elevation to include the new openings was not provided for the façade, staff recommends this detail be provided for administrative review and approval. The Guidelines note that the addition of new windows on secondary elevations will be considered by the Commission on a case-by-case basis (pg. 65, #8). Staff supports the proposed new windows in new openings on the side and rear elevations as they are located on secondary elevations, and their size and proportions are compatible with windows in the district with the condition that the windows be true or simulated divided lite windows to include interior and exterior muntins and a spacer bar.

Front Porch: The existing metal columns and railing are contemporary additions, 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). There are existing turned half columns with brackets on the front porch. Staff recommends the proposed columns should match the surviving half columns and brackets. 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 Richmond rail with the condition the railing be painted or opaquely stained a color to be reviewed and approved by staff.

Roof: The existing roof is minimally visible from the public right of way. Staff finds the proposed TPO will give the appearance of a metal roof due to its limited visibility.

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 a secondary elevation. A portion of the proposed addition acknowledges that the area for the addition was historically an open porch. The *Guidelines* state for porch enclosures, glass enclosures which reveal decorative porch elements are strongly preferred as solid materials radically alter the historic appearance of a porch (pg. 67, #13). Staff supports the applicant's use of glazing, shutters, and a railing treatment to convey the appearance of a porch. Staff recommends details of the proposed railing treatment be provided to staff for administrative review and approval. Staff recommends approval of the addition with the conditions that paint colors be provided for administrative review and approval and all windows be true or simulated divided lite windows include interior and exterior muntins and a spacer bar.

Outbuilding: The existing outbuilding appears to be deteriorated beyond the point of repair, and therefore staff supports the demolition. The proposed garage

meets the Commission's Guidelines for sheds found on page 48 of the Guidelines as the garage is subordinate to the primary structure, located at the rear of the primary structure, clad in a material to match the primary structure, and has a roof form consistent with outbuildings in the district.

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 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.