

8. COA-057309-2019

PUBLIC HEARING DATE

August 27, 2019

PROPERTY ADDRESS

2318 Venable Street

DISTRICT

Union Hill

APPLICANT

DMS Construction LLC

STAFF CONTACT

C. Jeffries

Commission of Architectural Review

STAFF REPORT

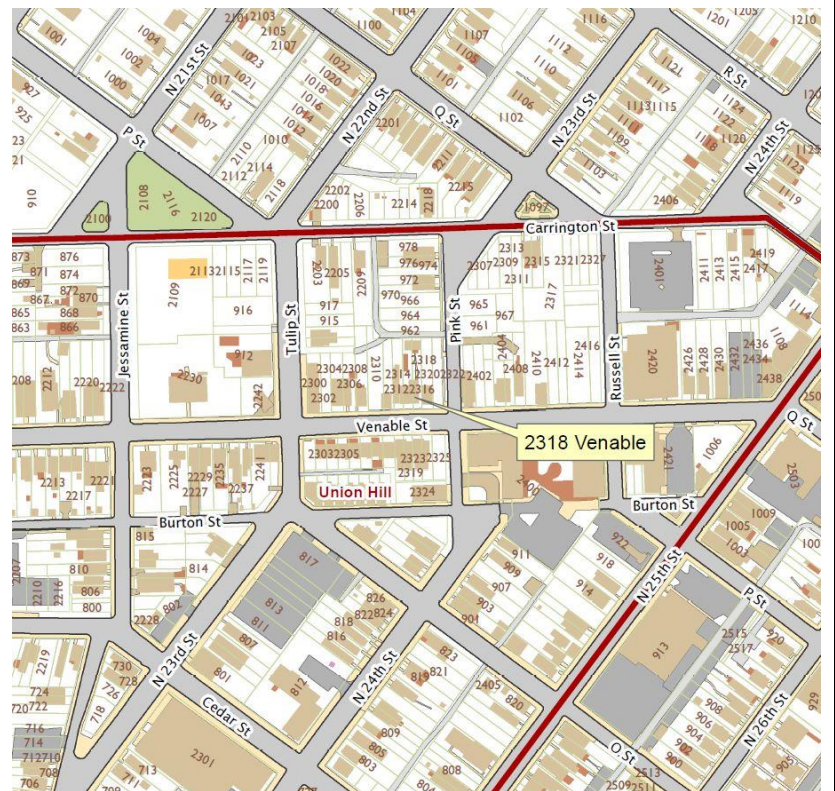


PROJECT DESCRIPTION

Rehabilitate an existing single-family attached residence.

PROJECT DETAILS

- The applicant requests approval to rehabilitate a two-story brick Italianate residence in the Union Hill City Old and Historic District. A small rear addition is also proposed.
- The applicant is proposing the following work:
 - Reconstruct the front porch to match the adjacent front porch
 - Replace six windows
 - Resize a window on the rear elevation by raising the sill
 - Rebuild a structurally-compromised rear addition
 - Construct a small addition at the rear
 - Construct a 2-story rear deck



The City of Richmond assumes no liability either for any errors, omissions, or inaccuracies in the information provided regardless of the cause of such or for any decision made, action taken, or action not taken by the user in reliance upon any maps or information provided herein.

STAFF RECOMMENDATION

APPROVE WITH CONDITIONS

PREVIOUS REVIEWS

None.

STAFF RECOMMENDED CONDITIONS

- Revised elevations showing all chimneys be submitted to staff prior to the issuance of a building permit
- The existing front door transom be retained and a wood double front door be installed in the opening, to match the historic configuration
- The basement-level front door be replaced with a solid wood four-panel door, to match the existing design
- Windows W2, W3, W11, and W21, as indicated on the plans, be 6/6 to match the historic light configuration and have true or simulated divided lights with interior and exterior muntins and a spacer bar between the glass
- Window W11, as indicated on the plans, not be in-filled and the existing window dimensions be

maintained

- The three new door openings on the addition be vertically aligned and be located within the proposed addition, and not require cutting into the existing rear brick wall, revised elevations to be submitted for administrative approval
- The fiber cement siding on the addition be smooth and without a bead
- The rear deck railing be Richmond Rail and painted or stained a neutral color found on the Commission palette
- The front porch roof be clad in flat-lock metal or a dark membrane
- The lintels and sills on the façade not be repainted
- The new second-story rear wall be finished to match the existing material
- The applicant submit an application for any planned rehabilitation of the outbuilding
- The following information be submitted for administrative approval:
 - All proposed paint colors
 - Revised front door specifications for the first story and basement level
 - Final door specifications for the new rear doors
 - Revised plans that reflect the conditions of approval as stated above

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.

The application states that the wooden cornice will be repaired and painted. Staff recommends paint colors be submitted to staff for administrative review and approval.

Staff notes that while the application narrative states that all chimneys will be retained, the chimneys have not been included on the elevation. Staff recommends revised elevations showing all chimneys be submitted to staff prior to the issuance of a building permit.

Porches, Entrances & Doors, pg. 71 #5

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

Photographs indicate that the front porch was removed sometime prior to 2012. The applicant wishes to recreate the front porch using the attached porch at 2316 Venable as a model. As photographs of the previous front porch exist which show that it closely resembled the front porch at 2316, staff recommends approval of the front porch reconstruction, with the condition that the design match the 1977 photograph, to include brick piers and turned posts.

Porches, Entrances & Doors, pg. 71 #1

Elements that are damaged or loose should be repaired to match the detail of the existing original fabric.

Photographic evidence indicates that the front door was originally a double door. As the applicant is proposing to completely remove the door and sidelight that was a later alteration, staff recommends the existing transom be retained and a wood double front door be installed in the opening, to match the historic configuration. Revised door specifications should be submitted to staff for administrative review and approval.

The applicant is also proposing to replace the basement-level door in the front with a slab

		<p>door with a single light. This design does not match the existing wood door, however staff recognizes there may be safety and security concerns with the current design. <u>Staff recommends the basement-level door be replaced with a solid wood four-panel door, to match the existing design.</u></p> <p><u>As a material was not specified for the replacement doors, staff recommends final door specifications be submitted for administrative approval.</u></p>
Standards for Rehabilitation, pg. 59 #5	<i>Retain original windows including both functional and decorative elements such as frames, sash, muntins, glazing, sills, hood molds, paneled or decorated jambs and moldings, shutters and exterior blinds.</i>	The applicant seeks approval to replace all but one window and all exterior doors. Staff has analyzed the window and door survey provided and has determined that many of the windows are missing, beyond repair, or have been previously replaced. Based on the photographs submitted, staff has determined that the sashes of W12, the full-length window on the first story, can be repaired, though the frame may need replacement. Staff supports the restoration of this window.
Windows, pg. 69 #7	<i>Windows should only be replaced when they are missing or beyond repair. Any reconstruction should be based on physical evidence or photo documentation.</i>	<p>The plans indicate that 2/2 replacement windows are proposed for all windows. The Guidelines recommend that new windows match the historic windows in terms of size, light configuration, and design. <u>Staff recommends W2, W3, W11, and W21, as indicated on the plans, be 6/6 to match the historic light configuration. Staff recommends all windows have true or simulated divided lights with interior and exterior muntins and a spacer bar between the glass.</u></p>
Windows, pg. 69 #8	<i>The number, location, size or glazing pattern of windows should not be changed by cutting new openings, blocking out windows or by installing replacement sash that do not fit the original window. Changes to existing windows or the addition of new windows along a secondary elevation will be considered by the Commission on a case-by-case basis.</i>	The applicant proposes to raise the sill of the second floor window on the rear elevation by infilling it with brick to match the existing brick. As the Guidelines strongly discourage infilling masonry openings, and the window will be visible from Pink Street, <u>staff recommends W11, as indicated on the plans, not be in-filled and the existing window dimensions be maintained.</u>
Windows, pg. 69 #5	<i>Original masonry openings for doors and windows should be maintained. Infilling original masonry openings is strongly discouraged.</i>	
New Construction Doors and Windows, pg.	<i>The size, proportion and spacing patterns of door and window openings on a new addition should follow patterns established by the original building.</i>	The door openings on the rear wall of the addition will not align vertically. As the window and door openings on the existing building are vertically aligned <u>staff recommends the three</u>

49 #1		<u>new door openings on the addition be vertically aligned. The doors should also be located within the proposed addition, and not require cutting into the existing rear brick wall. Revised elevations should be submitted to staff for administrative review.</u>
Standards for New Construction, Siting, pg. 46 #1	<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 proposed addition is located at the rear of the building, and is subordinate in size to the main building.
Standards for New Construction, Materials, pg. 47 #2	<i>Materials used in new residential construction should be visually compatible with original materials used throughout the district.</i>	The applicant is proposing fiber cement siding for the rear addition. Staff finds that the proposed material is consistent with the district while differentiating the addition from the historic building. In addition photographic documentation indicates that a frame addition previously existed at this location. Sanborn maps also indicate that a frame section has historically been located in this area. <u>Staff recommends that the fiber cement siding be smooth and without a bead, and paint colors be submitted for administrative approval.</u>
New Construction, Decks, pg. 51 #2	<i>Decks should complement the architectural features of the main structure without creating a false historical appearance.</i>	The applicant is proposing a 2-story rear deck, to be constructed of wood and painted. The proposed deck is of a simple contemporary design and is consistent with building patterns found in the district. <u>Staff recommends the rear deck railing be Richmond Rail and the paint color be submitted to staff for administrative approval.</u>
New Construction, Porches, pg. 49 #5	<i>Porch roofs are encouraged to utilize standing- or flat-lock metal seam roofs that are hand-seamed, or closely approximate hand-seaming. Membrane roofs are acceptable substitutes for flat-lock seam roofs.</i>	The applicant is proposing to use asphalt shingles for the rebuilt front porch. As asphalt shingles are not appropriate front porch material, <u>staff recommends the roof be clad in flat-lock metal or a dark membrane.</u>
Maintenance and Repair, Roofs, pg. 96	<i>Asphalt shingles are made of felt impregnated with asphalt and covered with colored ceramic or stone granules. This modern roofing material is an inappropriate choice for the majority of historic structures.</i>	
Paint, pg. 64	<i>Existing unpainted brick and stone must remain unpainted per the Secretary of the Interior's Standards for Rehabilitation.</i>	The plans state that the front and rear elevations will be repainted. Staff has observed that though some of the stone lintels and sills on the front façade were previously painted, the paint has greatly deteriorated. If the existing condition allows, <u>staff recommends the lintels and sills not be repainted and a paint color for the brick be submitted for administrative approval.</u>

Standards for Demolition, pg. 82

Under the provisions of Sec.32-930.7., the Commission shall approve requests for demolition when:

- 1) *There are no feasible alternatives to the proposed demolition.*
- 2) *A building or structure is deemed not to be a contributing part of the historic character of an Old and Historic District.*
- 3) *The Commission deems that a building or structure deteriorated beyond the point of feasible rehabilitation.*

The applicant requests approval to demolish existing masonry walls at the rear of the building due to structural deficiencies. Research has indicated that the small addition on the second story of the rear section was added in 1958. Physical evidence supports this information as the addition was constructed of CMU block. The applicant has indicated that the walls are in severe disrepair and are structurally compromised. As this is a later addition and it will be rebuilt to match the existing on the exterior, staff recommends approval of the rebuilding of the second story addition, with the condition that the new wall be finished to match the existing material.

The applicant is also proposing to remove a side wall at the rear of the building. The application states that the wall is in disrepair. Photographs submitted with the application show missing bricks and deteriorated mortar. Staff also notes that this wall, though constructed of brick like the exterior walls, has historically been an interior wall. Sanborn maps and assessor's records show that a frame section has obscured the wall from public view since at least 1905. The wall has been exposed since the building suffered interior structural collapse within the past few years. As interior brick walls were not always constructed of the same quality brick as exterior walls, this exposure may have accelerated the wall's deterioration. Due to the condition of the existing wall and its historic function as an interior wall, staff recommends approval of the removal of the wall.

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 that convey the same appearance as the surviving elements or sections.

Staff notes that there is an existing outbuilding on the property. As information regarding any proposed rehabilitation of the outbuilding was not submitted with the application, staff recommends the applicant submit an application for any planned rehabilitation of the outbuilding.

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

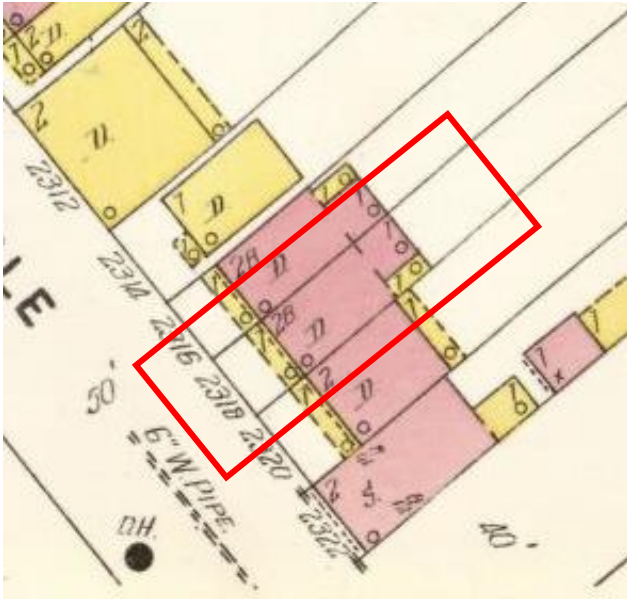


Figure 1. Sanborn map, 1905. The yellow color indicates frame construction.



Figure 2. Sanborn map, 1925



Figure 3. Porch at 2316 Venable Street



Figure 4. 2016-2018 Venable Street, 1977



Figure 5. Rear elevation, viewed from Pink Street



Figure 6. Google Street View, 2007

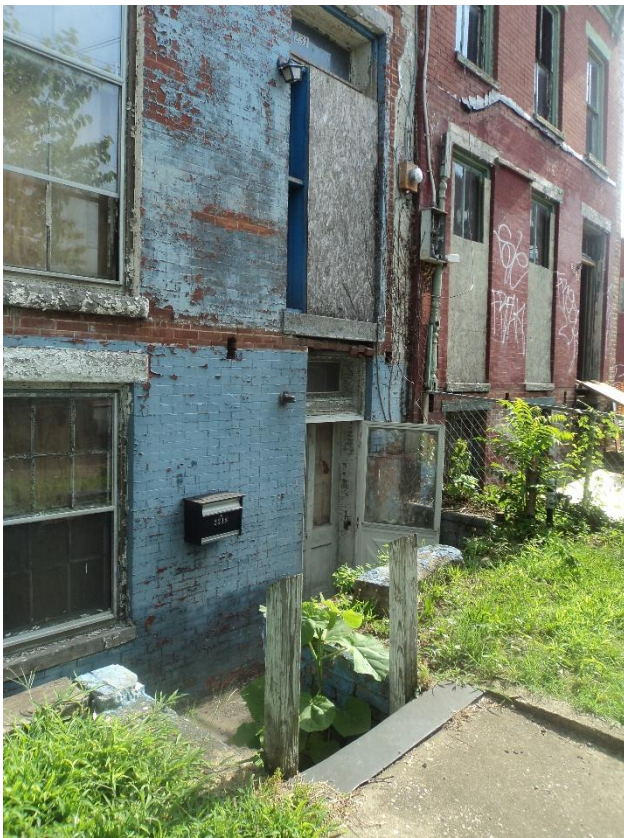


Figure 7. Front door, basement level