

1. COA-045778-2018

PUBLIC HEARING DATE

December 18, 2018

PROPERTY ADDRESS

2800 East Leigh Street

DISTRICT

Church Hill North

APPLICANT

M. Bebbs



STAFF CONTACT

Carey L. Jones

Commission of Architectural Review

STAFF REPORT

PROJECT DESCRIPTION

Construct a rear addition, repair and paint existing stucco.

PROJECT DETAILS

- The existing building on the property is a ca. 1925, two-story, stucco, single-family dwelling.
- The applicant proposes to enclose two rear corner porches and expand the existing property with a two-story addition. The enclosed porches will have high transom windows and shutters. The addition will be clad in Hardiplank siding painted the same color as the house. The addition will also have a band of narrow windows, slightly smaller than the ones on the enclosed porches, and will carry this design element into the addition.
- The applicant further proposes to replace the already replaced windows and the front door, and to reconstruct the historic front porch railing and columns.
- Repair existing box gutter and exterior stucco.



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STAFF RECOMMENDATION

APPROVE WITH CONDITIONS

PREVIOUS REVIEWS

The Commission previously conceptually reviewed this application at the November 27, 2018 meeting. At the meeting the Commission agreed with the staff recommendation that the enclosed porches be referenced with narrow windows and vertical and horizontal elements. The Commission also agreed that windows on the addition should be aligned vertically. Staff also recommended that the replacement railing either match the historic railing or be a type compatible with the historic district, such as Richmond Rail.

STAFF RECOMMENDED CONDITIONS

- The window specifications be submitted for staff review and approval.
- The columns and porch railing be constructed of wood.
- The fiber cement siding be smooth and without a bead.

STAFF ANALYSIS

Standards for New Construction, <i>Siting</i> , pg. 46, #1	<i>1. 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>	Staff finds the proposed addition is located on the rear elevation and inset two feet from the most visible side elevation.
Standards for New Construction, <i>Form</i> , pg. 46 #s1-2	<i>1. New construction should use a building form compatible with that found elsewhere in the historic district. 2. New residential construction should maintain the existing human scale of nearby historic residential construction in the district.</i>	Staff finds the neighboring houses on East Leigh Street have two-story porches and enclosed additions. Staff finds the new addition uses human scale elements such as porch columns, doors, and windows.
Standards for New Construction, <i>Height, Width, Proportion, & Massing</i> , pg. 47, #s1-2	<i>1. New residential construction should respect the typical height of surrounding residential buildings. 2. New residential construction should respect the vertical orientation typical of other residential properties in surrounding historic districts.</i>	Staff finds that there are other buildings in the area that have two-story, rear additions and porches. Staff finds the revised plans with the narrow band of three windows aligns the bays on the first and second stories.
Entrance and Porch Removal, Replacement and Reconstruction, pg. 71 # 13	<i>13. 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.</i>	Staff finds the proposed porch enclosures responded well to staff and Commission recommendations. The narrow windows and shutters reference the original openings and the different materials help to differentiate the historic features and new addition while the window bands on both the enclosure and addition create an architecturally cohesive design.
Standards for New Construction, <i>Height, Width, Proportion, & Materials and Colors</i> , pg. 47, #s2-3	<i>2. Materials used in new residential construction should be visually compatible with original materials used throughout the district. 3. Paint colors for new additions should complement the historically appropriate colors used on the primary structure. Paint colors used should be similar to the historically appropriate colors already found in the district.</i>	Staff finds the proposed fiber cement siding is an appropriate exterior material for the addition as it clearly distinguishes the historic building and the new addition. <u>The siding should be smooth and without a bead.</u>
<i>Standards for Rehabilitation, Residential Construction</i> , pg. 59, #6	<i>6. Retain original entrances and porches including doors, frames, fanlights, sidelights, steps, balustrades, pilasters, entablatures, columns and decorative features.</i>	The applicant has agreed to replicate the historic columns and railing.
New Construction, <i>Doors and</i>	<i>Because the material cannot be manufactured to model effectively the appearance of historic windows, vinyl</i>	<u>Staff recommends that any replacement windows and doors match the existing openings.</u> Staff finds the proposed replacement

Windows, pg.
56 #4

*windows are not appropriate for contributing
buildings in historic districts.*

two-over-two windows consistent with the
Guidelines for replacement materials. Staff
requests the windows specifications be
submitted for staff review and approval.

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

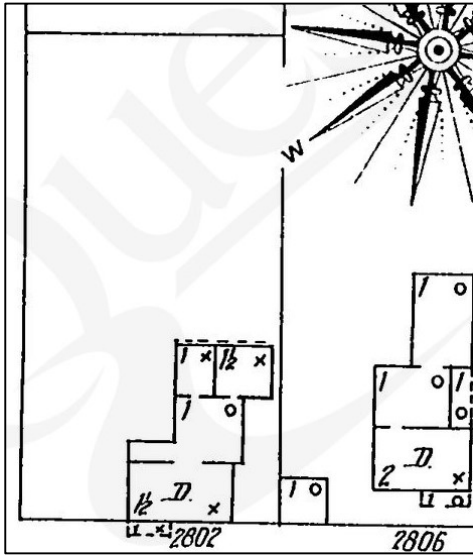


Figure 1. 1905 Sanborn Map.

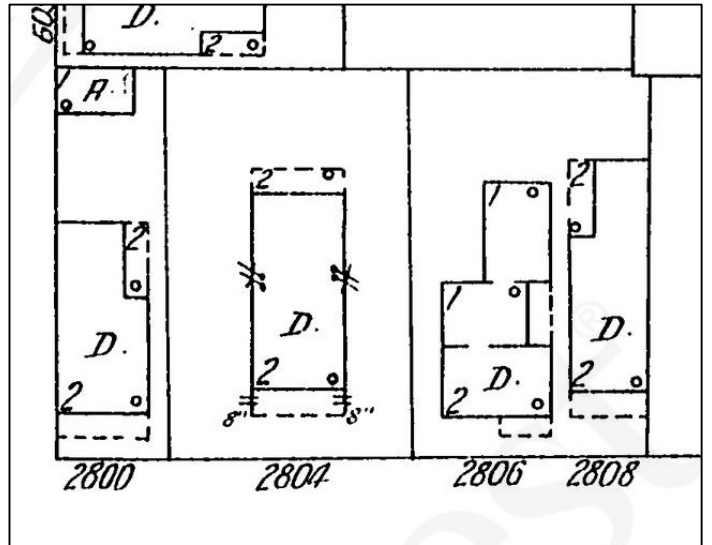


Figure 2. 1925 and 1953 Sanborn Map.



Figure 3. 2800 East Leigh Street, ca. 1977.



Figure 4. 2800 East Leigh Street, 2018.



Figure 5. 2800 East Leigh Street, rear elevation, 2018.