

11. COA-079739-2020

PUBLIC HEARING DATE

October 27, 2020

PROPERTY ADDRESS

2006-2008 Venable Street

DISTRICT

Union Hill

APPLICANT

K. Yartz

STAFF CONTACT

C. Jeffries

Commission of Architectural Review

STAFF REPORT

PROJECT DESCRIPTION

Rehabilitate two, two-story attached residences, and construct a rear deck.

PROJECT DETAILS

- The applicant proposes to rehabilitate two attached single family homes in the Union Hill City Old and Historic District. The existing homes are two-story, frame Italianate houses built ca. 1895.
- In addition to general repair of deteriorated materials, the proposed rehabilitation work includes:
 - Siding replacement
 - Window replacement
 - Roof replacement
 - Door replacement
 - Porch repair
- A new privacy fence and deck will be added in the rear yard.
- Changes to the fenestration on the rear elevations is also planned.
- Rooftop HVAC units are also proposed.
- On a site visit to the property, staff observed that work has already begun. A notice of violation and stop work order have been issued for exterior work performed without approval.



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STAFF RECOMMENDATION

APPROVE WITH CONDITIONS

PREVIOUS REVIEWS

None.

STAFF RECOMMENDED CONDITIONS

- Any replacement of the cornice elements be done in-kind with wood to match the existing design and profile.
- The wood siding be consolidated on the façade and if any additional siding is needed it be wood siding with a reveal to match the historic reveal.
- The fiber cement siding on the rear of the building be smooth and unbeaded.
- One paint color be used for the entire building and be submitted to staff for administrative approval.
- The front porch roof be replaced with TPO in a dark color.
- Any existing box gutters be retained and repaired and specifications for any new gutters be submitted to staff for administrative approval.
- The composite decking be tongue-and-groove and be installed perpendicular to the façade.

- The replacement railing be a hand-sawn design to match the historic photograph, and revised drawings be submitted for administrative approval.
- The second story façade windows fit within the historic openings and be replaced with 2/2 wood or aluminum clad wood windows with simulated divided lights with interior and exterior muntins and spacer bars between the glass.
- The first story façade windows be retained and repaired.
- The front doors be retained. If they are beyond repair, evidence be submitted to staff and the new doors match the existing design.
- The windows replacing the door openings on the rear elevation be of a contemporary design, rather than the 4/4 proposed.
- The new kitchen windows on the rear elevation fit between the existing door jambs.
- The exterior portions of the chimneys be retained and the plans be revised to include the chimneys prior to the issuance of a building permit.
- The HVAC equipment be installed in the rear yard.
- The deck be painted or stained a neutral color, and the railing be Richmond rail, or the pickets be attached on the interior of the railing, for a more finished appearance.
- The following information be submitted for administrative approval:
 - Paint colors
 - Roof and gutter specifications
 - Composite decking specifications
 - Window specifications
 - Door specifications
 - Fence specifications
 - Revised plans

STAFF ANALYSIS

Standards for Rehabilitation #2, pg. 59	<i>Retain original wood features such as cornices, brackets, window and doorway surrounds, sashes and doors. Maintain the historic reveal or exposure of the siding and trim, as it is an important character-defining feature.</i>	The application states that the existing cornice will be repaired and painted. <u>Staff recommends any replacement of the cornice elements be done in-kind with wood to match the existing design and profile.</u>
Substitute Materials, pg. 60	<i>Fiber cement siding is a siding option that has limited application for use on historic properties. Advertised as an alternative to vinyl or wood products, the application of these products in City Old and Historic Districts should be restricted to new freestanding buildings, secondary elevations with limited visibility from the public right-of-way, new additions with limited visibility from the public right-of-way, and new outbuildings.</i>	The application states that the asphalt siding will be removed and fiber cement siding will be installed. The Guidelines state fiber cement siding is only appropriate on secondary elevations. On a site visit staff confirmed that there is wood siding present on the building. <u>Staff recommends the wood siding be consolidated on the façade and if any additional siding is needed it be wood siding with a reveal to match the historic reveal. Staff further recommends the fiber cement siding on the rear of the building be smooth and unbeaded.</u>
Paint, Frame Structures, pg. 63	<ol style="list-style-type: none"> 1. <i>High quality paint should be used following directions for preparation and application. A paint professional should be consulted before beginning your project.</i> 2. <i>It is important that color selections blend with and complement the overall color schemes on the street.</i> 	The application states that the building will be painted. Staff notes that the attached homes, 2010-2012 Venable Street, will also be rehabilitated and painted. To maintain a cohesive appearance between the buildings, <u>staff recommends one paint color be used for the entire building and be submitted to staff for administrative approval.</u>

Roofs, Roof repair, pg. 66	<p>3. <i>Substitute materials may be used if the same kind of material is not technically feasible because the material is no longer being made. Substitute materials should match the original style and form as much as possible.</i></p> <p>5. <i>The historic front and rear porches of many historic Richmond houses -particularly in the Jackson Ward and St. John's Church Old and Historic Districts- have shallow pitched metal roofs with flat seams (also called flat-lock seams). Flat seam metal roofs have a more homogenous appearance than the more typical standing seam metal roofs found on steeper slopes of the main roof.</i></p>	<p>The application states that the front porch roof will be replaced. <u>Staff recommends it be replaced with TPO in a dark color, and specifications be submitted to staff for administrative approval.</u></p>
Roofs, Gutter and Downspout Repair #7, pg. 66	<p><i>Box or stop gutters catch water in a trough that is part of the roof or eave.</i></p>	<p>The application does not address drainage or gutters at the property. <u>Staff recommends any existing box gutters be retained and repaired and specifications for any new gutters be submitted to staff for administrative approval.</u></p>
Porches, Entrances and Doors #5, pg. 71	<p><i>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.</i></p>	<p>The application states that the front porch boards and railing will be replaced. As composite decking is a suitable substitute material, <u>staff recommends approval of the proposed composite decking, with the condition that it be tongue-and-groove, and be installed perpendicular to the façade, and specifications be submitted for administrative approval.</u></p> <p>The application states that Richmond rail will be installed on the front porch. Photographic evidence indicates that the front porch historically had a decorative sawn balustrade, which was common in Union Hill. As there is no evidence of Richmond rail being on the front porch, <u>staff recommends the replacement railing be a hand-sawn design, to match the historic photograph, and revised drawings be submitted for administrative approval.</u></p>
Standards for Rehabilitation #7, pg. 59	<p><i>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. Use available documentation when reconstructing missing elements. Pictorial, historical or physical documentation can be helpful.</i></p>	<p>Photographic evidence indicates that the second story windows on the façade were historically 2/2, as they were at 2006 Venable Street. <u>Staff recommends the second story façade windows fit within the historic openings and be replaced with 2/2 wood or aluminum clad wood windows with simulated divided lights with interior and exterior muntins and spacers between the glass, and window specifications be submitted to staff for administrative approval.</u></p>

		<p>The plans also indicate that new front doors will be installed. The existing front doors are identical designs that closely match the front doors at 2010-2012 Venable Street. <u>Staff recommends the front doors be retained. If they are beyond repair, staff recommends the new doors match the existing design and specifications be submitted to staff for administrative approval.</u></p>
<p>Windows, pg. 69</p>	<p><i>7. 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> <p><i>8. 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></p>	<p>The plans and project narrative indicate that all windows will be replaced with new wood windows. Staff also notes that many of the wood windows have already been removed by the applicant. Photographs submitted by the applicant indicate that several of the window sashes are missing, and based on photographic evidence some of the windows have been replaced. Staff also notes that many of the windows have already been removed by the applicant.</p>
<p>Standards for Rehabilitation #5, pg. 59</p>	<p><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></p>	<p>The application also indicates that the first story façade windows will be replaced and resized to raise the existing sills. Staff finds that the first story full-length windows are a character-defining feature of the building and is a common feature found on houses throughout the Union Hill Historic District, including on the identical attached houses. In addition, the window survey provided does not indicate that the first story windows, some of the only historic windows left intact, are beyond repair. As the Guidelines recommend against altering historic window openings and character-defining features and window replacement, <u>staff recommends the first story façade windows be retained and repaired.</u></p> <p>The plans indicate that window and door openings will be altered at the rear of the building. As changes to frame openings are reversible, and the openings will be minimally visible, <u>staff recommends approval of the changes to the rear fenestration, with the condition that the windows replacing the door openings on the rear elevation be of a contemporary design, rather than the 4/4 proposed, and the new kitchen windows on the rear elevation fit between the existing door jambs.</u></p>
<p>Roofs, Removal of elements, pg.</p>	<p><i>10. Original chimneys, skylights and light wells that contribute to</i></p>	<p>The elevations do not show the three existing chimneys. As the chimneys are historic</p>

66	<i>the style and character of the building should be retained, as their removal could alter the overall character of the structure.</i>	features, <u>staff recommends the exterior portions of the chimneys be retained and the plans be revised to include the chimneys prior to the issuance of a building permit.</u>
HVAC Equipment, pg. 68	<ol style="list-style-type: none"> 1. <i>New units should be placed in side or rear yards so as to minimize their visual impact. Side yard units should be located as far away from the front of the building as possible.</i> 2. <i>Rooftop units should be located so that they are minimally visible from the public right-of-way, and screening should be considered.</i> 	New HVAC units will be installed on the roof. <u>Staff believes the units will be visible from Mosby Street and recommends the HVAC equipment be installed in the rear yard.</u>
Fences and Walls, pg. 78	6. <i>A new fence or wall should be constructed using materials and designs appropriate to the District. Height restrictions are governed by the Zoning Ordinance.</i>	The application indicates that a wood privacy fence will be installed in the rear yard. As the design was not provided, <u>staff recommends fence specifications be submitted for administrative approval.</u>
New Construction, Decks, pg. 51	<ol style="list-style-type: none"> 1. <i>Decks should not alter, damage or destroy significant site elements of the property.</i> 2. <i>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.</i> 3. <i>Deck design may include vertical picket balustrades or contemporary railing that is in scale with the house and the deck.</i> 4. <i>Deck sub-decking should be screened with wood lattice work or with brick piers.</i> 5. <i>As is the case with all other auxiliary structures, decks cannot be constructed in front yards (in accordance with the Zoning Ordinance).</i> 	The proposed deck is generally consistent with the Guidelines for decks and will be screened from public view by the proposed privacy fence. <u>Staff recommends the deck be painted or stained a neutral color, and the railing be Richmond rail, or the pickets be attached on the interior of the railing, for a more finished appearance.</u>

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. 2006-2008 Venable Street, façade

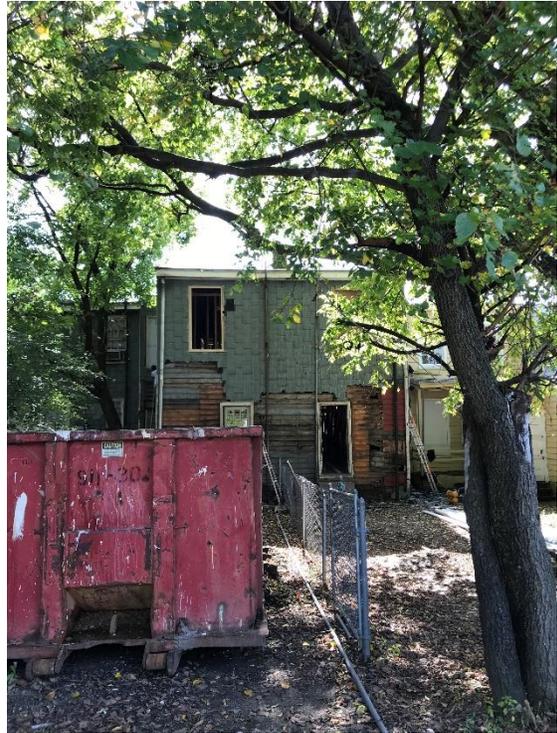


Figure 2. Rear elevation, view from alley



Figure 3. Assessor's card, 1957-1977