

**COMMISSION OF ARCHITECTURAL REVIEW  
STAFF REPORT  
March 27, 2018, Meeting**

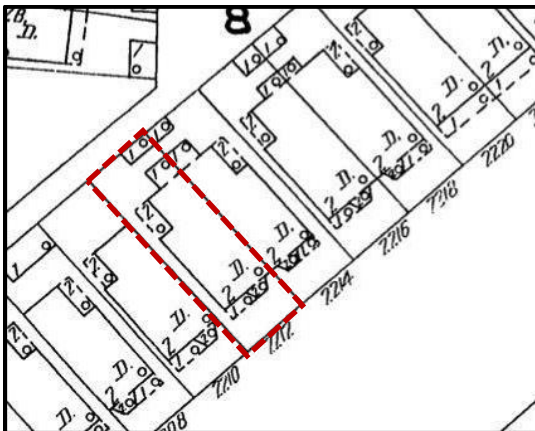
12. COA-031894-2017 (Cava Capital LLC)

**2212 Jefferson Avenue  
Union Hill Old and Historic District**

**Project Description:** Construct a rear addition to a single-family home, paint the home, replace the front door, and install fences.

**Staff Contact:** M. Pitts

**Description of Existing Structure:** The existing structure is one half of a 2-story 8-bay double house. The Late Victorian home was constructed ca. 1895 and has a 3-sided, 2-story projecting bay and a pressed tin false mansard roof. The structure has a 1-story, 2-bay front porch. The home has been altered over time to include installation of aluminum siding and replacement of windows. Per the 1905 Sanborn map, the structure had a small single-story addition and a 2-story side porch. Per the later Sanborn maps, the single story addition was demolished before 1925 and the side porch was demolished sometime after 1952.



1905 Sanborn Map



2212 Jefferson Ave (March 2018)

**Proposal:** The applicant proposes to construct a two-story addition at the rear of the property in the location of the original side porch. The proposed addition will be 14' by 8' and will be clad in smooth, unbeaded fiber cement siding. The proposed roof and walls will align with the existing roof and building walls. The applicant proposes to differentiate the new addition with vertical trim pieces. The applicant proposes to install a 1/1 wood window and a half lite door on the first-floor rear of the structure.

In addition to the new construction, the applicant is proposing to replace the modern front door with a 6-panel wood door, install new light fixtures on the porches, install a 4' wooden picket front yard fence and a 6' wooden rear privacy fence, and repair elements of the front porch in-kind. The applicant is proposing to paint the structure as follows:

- Siding (Aluminum and Fiber Cement): Anchors Away (SW9179) (navy blue)
- Trim, Railing, Columns, and Porch Ceiling: Extra White (SW7006)
- Metal Roof: Tricorn Black (SW6258)
- Foundation and Porch Floor: Roycroft Mist Gray (SW2844)
- Front Door – Stained Minwax Provincial #211
- Front Yard Fence - White

**Staff recommends approval of the project with conditions.**

**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 at the rear of the structure. The *Guidelines* note that new additions should be differentiated from the old and compatible with the property and the district (pg. 5, #9). The proposed addition will be differentiated from the existing structure as the existing structure is clad in aluminum siding, and the proposed addition will be clad in fiber cement siding. The applicant is also proposing to install white vertical trim to differentiate the addition from the existing structure. Staff recommends the addition be inset the width of a corner board from both the existing rear and side walls to further differentiate the addition from the existing construction.

**Front Door:** The *Guidelines* state that replacement doors with beveled glass and molded faux panels are not appropriate on a historic structure (pg. 71, #14), therefore staff supports the removal of the existing modern replacement door. Staff supports the use of the 6-panel wood door as a part of the restoration of the façade as it is consistent with doors on historic structures in the district.

**Fence:** The applicant proposes to install a 6' tall wooden privacy fence at the rear of the property. The fence is consistent with Commission's *Guidelines* for fences (pg. 78). The *Guidelines* note that a new front yard fence should be compatible with the design, materials and location of front yard fences on the subject block and within the district. Simple wooden picket fences like that proposed are characteristic of the Union Hill Old and Historic District.

**Painting:** The proposed paint colors are generally consistent with the Commission's recommended colors for Late Victorian and Italianate structures. Staff has concerns that the *Guidelines* note that stains are a modern method of protecting and/or coloring wood and are usually not appropriate for use on historic building exteriors (pg. 63, #10). Staff recommends an alternate paint color for the front door be proposed to be administratively reviewed and approved.

It is the assessment of staff that, with the conditions noted above, the application is consistent with the Standards for Rehabilitation, New Construction, and Site Improvements outlined in Sections 30-930.7(b), (c), and (e) 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.