

## 2. COA-058483-2019

PUBLIC HEARING DATE

August 27<sup>th</sup>, 2019

PROPERTY ADDRESS

414 North 27<sup>th</sup> Street

DISTRICT

Church Hill North

APPLICANT

Streetcar Properties

STAFF CONTACT

C. Jones

# Commission of Architectural Review

## STAFF REPORT



### PROJECT DESCRIPTION

**Construct a small rear addition; install a rear entry door in an existing opening.**

### PROJECT DETAILS

- On the façade the applicant proposes to remove the aluminum screen doors on the first and second stories, repair all wood elements on the porch and replace in-kind as needed, and install new storm windows with sashes to match the 1/1 windows.
- In order to bring the building up to code, the applicant proposes to install a simple black metal railing on the second-story façade to meet the required 36" for railings.
- On the rear, the applicant proposes to construct a 2'6" deep by 5' wide addition. The addition will have an asphalt shingle shed roof and be clad in hardiplank.
- The applicant also proposes to install a new door in an existing opening on the rear elevation.



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### STAFF RECOMMENDATION

## APPROVE WITH CONDITIONS

### PREVIOUS REVIEWS

The Commission has not previously reviewed this application. The applicant has received approval for the project from the Virginia Department of Historic Resources (DHR) for rehabilitation tax credits.

### STAFF RECOMMENDED CONDITIONS

- The color of the storm windows correspond with the overall paint scheme of the building.
- The color of the siding be submitted for review and approval.
- The roof of the addition be a dark membrane material.
- The new door fit within the existing opening.
- All work be performed in conformance with the Part II Tax Credit application approval and conditions and the applicant submit any additional conditions subsequently imposed by DHR or the National Park Service to CAR staff for administrative review and approval.

### STAFF ANALYSIS

Guidelines for the Administrative Approval of

*1. The replacement or installation of storm windows does not damage or obscure the window sash and possesses a color finish*

The applicant proposes to install storm windows that match the configuration of the existing 1/1 windows. Staff recommends approval of the storm windows on the condition

Storm Windows, Items Delegated for Staff Review	<i>that corresponds to the paint scheme of a building.</i>	<u>that the color correspond with the paint scheme of the building.</u>
Guidelines for the Administrative Approval of Handrails and Porch Railings. Items Delegated for Staff Review	<i>1. Staff may approve up to two metal handrails for any type or location of porch, deck, or stoop as long as the railings are a simple wrought iron design and installed in such a way as to have a minimum impact on historic materials. Such railings shall be painted black, black green, or a color complementary to the primary structure on the property.</i>	The applicant proposes to install a simple black metal railing on the second story façade to meet the required 36” for railings. <u>Staff recommends approval of the porch railing.</u>
Standards for New Construction, Siting, pg. 46	<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>	The applicant proposes to locate the small addition at the rear of the property where it will be minimally visible. <u>Staff recommends approval of the addition location.</u>
Standards for New Construction, Materials & Colors, pg. 47	<p><i>2. Materials used in new residential construction should be visually compatible with original materials used throughout the district.</i></p> <p><i>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 (see Painting Section starting on page 60).</i></p>	The applicant proposes to clad the addition in hardiplank siding and top it with an asphalt shingle roof. <u>Staff recommends approval of the addition with the conditions that the roof be a dark membrane material and that the color of the siding be submitted for review and approval.</u>
New Construction, Doors and Windows, pg. 49	<i>5. Original door and window surroundings should be retained. When selecting new doors and door surrounds, keep in mind that leaded, beveled, or etched glass is rare in Richmond’s Old and Historic Districts, and is strongly discouraged and rarely permitted. Similarly, stamped or molded faux paneled doors are inappropriate substitutes for door types found in Richmond’s Old and Historic Districts.</i>	The applicant proposes to install a 6-panel door in an existing opening. <u>Staff recommends approval of the new door with the condition it fit in the original door opening.</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.

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**FIGURES**



*Figure 1. 414 N. 27th Street, façade.*



*Figure 2. 414 N. 27th Street, rear elevation.*