

## 14. COA-044105-2018

PUBLIC HEARING DATE

November 27, 2018

PROPERTY ADDRESS

305 N 30<sup>TH</sup> St

DISTRICT

St. John's Church

# Commission of Architectural Review

## STAFF REPORT



APPLICANT

Xtreme Homes, LLC

STAFF CONTACT

Carey L. Jones

### PROJECT DESCRIPTION

**Construct first floor rear deck and single car garage, replace vinyl siding with fiber cement siding on enclosed rear porch.**

### PROJECT DETAILS

The property contains a ca. 1900, masonry, Italianate style, semi-attached house.

- The applicant requests permission to construct a new, 16'x22' (352 SF) garage at the rear of property with a TPO, shed roof fiber cement siding, and a slab foundation.
- The applicant also proposes to remove existing vinyl siding on enclosed porch and install fiber cement siding and to rebuild the existing deck, install Richmond Rail, and lattice screening.



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.

## CONCEPTUAL REVIEW

### PREVIOUS REVIEWS:

None.

The applicant is seeking **Conceptual Review** for this project. Conceptual review is covered under Sec. 30-930.6(d) of the City Code: The commission shall review and discuss the proposal with the applicant and make any necessary recommendations. Such Conceptual Review shall be advisory only. Commission staff reviewed the project through the lens of the "Standards for New Construction: Residential" on pages 44, and 46-47 of the Richmond Old and Historic District Handbook and Design Review Guidelines utilizing the Guidelines presented below.

**STAFF COMMENTS**

- The following information should be submitted for final review:
  - Dimensioned site plans with the location of the proposed garage and new deck
  - Dimensioned elevation with the height of the new garage
  - Context site plan showing the location of garages on the surrounding properties
  - Door materials
  - Siding colors for the garage and enclosed porch

**STAFF ANALYSIS**

New Construction, Residential Outbuildings, pg. 51, #s1-3	<p><i>1. Outbuildings, including garages, sheds, gazebos and other auxiliary structures, should be compatible with the design of the primary building on the site, including roof slope and materials selection.</i></p>	The proposed garage will utilize a shed roof, similar to the main building. The applicant proposes to use fiber cement siding, as with the enclosed porch.
	<p><i>2. Newly constructed outbuildings such as detached garages or tool sheds should respect the siting, massing, roof profiles, materials and colors of existing outbuildings in the neighborhood.</i></p>	The applicant proposes to locate the garage at the rear of the property, similar to other properties in the district. Staff requests a dimensioned site plan and a context site plan be submitted with the final review. Staff also requests the colors be submitted for final review.
	<p><i>3. New outbuildings should be smaller than the main residence and be located to the rear and/or side of the property to emphasize that they are secondary structures</i></p>	Staff finds the building is smaller than the main residence and is proposed to be located at the rear of the property.
New Construction, Decks, pg. 51, #s1-2,4	<p><i>1. Decks should not alter, damage or destroy significant site elements of the property.</i></p>	Based on current plans, staff finds the proposed deck will not alter or damage any significant site elements.
	<p><i>2. 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></p>	Staff recommends that the deck be painted or stained a neutral color.
	<p><i>4. Deck sub-decking should be screened with wood lattice work or with brick piers.</i></p>	Current plans call for wood lattice screening.
Synthetic Siding, pg. 92	<p><i>Vinyl, asphalt, and aluminum siding are not permitted for use in City Old and Historic Districts. Other synthetic siding materials with a smooth, untextured finish may be allowed in limited cases, but approval by the Commission is always required.</i></p>	Staff recommends the approval of removing the vinyl siding and the installation of fiber cement siding provided it has a smooth, untextured finish. Staff requests the proposed color be submitted for final review.
Substitute Materials, pg. 60	<p><i>Fiber cement siding is a siding option that has limited application for use on historic properties in City Old and Historic Districts. Under certain circumstances it can be an appropriate substitute siding material on secondary elevations.</i></p>	Staff finds the enclosed porch is on a secondary elevation with limited visibility from the public right-of-way, as such fiber cement siding is an appropriate treatment for this location.

IMAGES

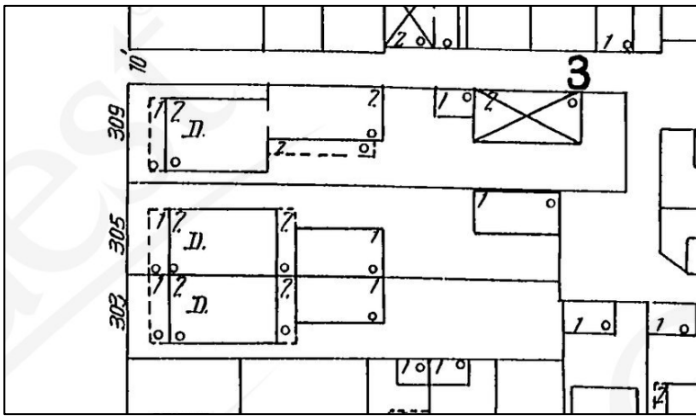


Figure 1. Sanborn Map, 1905.

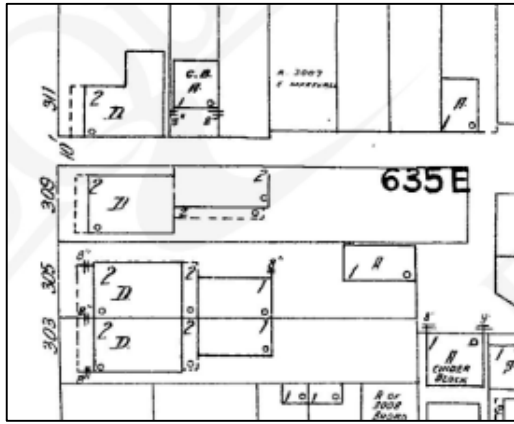


Figure 2. Sanborn Map, 1950.



Figure 3. 305 N. 30th Street.



Figure 4. 305 N. 30th Street, view of existing deck.