

**COMMISSION OF ARCHITECTURAL REVIEW
STAFF REPORT
October 25, 2016 Meeting**

7. **CAR No. 16-149** (S. Tuttle)

**970-972 Pink Street
Union Hill Old and Historic District**

Project Description:

**Rehabilitate an existing duplex and
construct a two-story rear addition.**

Staff Contact:

M. Pitts

The applicant requests approval to rehabilitate and construct an addition to a duplex in the Union Hill Old and Historic District. The applicant came before the Commission on May 26, 2016, with a request to demolish the structure. The Commission deferred that application to provide the applicant the opportunity to provide a licensed structural engineer's analysis of the buildings and a proposal for what would be constructed if the buildings were permitted to be demolished. The applicant has decided not to proceed with this prior request to demolish the structure.

The existing duplex was original a part of a 2-story, 6-bay, frame row house composed of three, single-family dwellings. In 2001, the attached building at 974 Pink Street was demolished through Code Enforcement. The existing buildings have been heavily altered including the installation of T-111, vinyl, and corrugated metal siding, and the removal and reconstruction of the porches with treated material. The cornices had been removed except for a single bracket, and door and window openings altered. The window openings at 970 appear to be the original size but they contain grid-between glass vinyl sashes. The north wall of 972 was also damaged by the demolition of 974.

The applicant is proposing the following work to the structure:

- **Rehabilitation:** As the original wood siding is deteriorated or missing, the applicant is proposing to install smooth, fiber cement siding with a 6" exposure. The existing asphalt roof will be replaced with grey TPO. The applicant proposes to restore all window and door openings to their original size based on physical and photographic evidence. The applicant is proposing to install 6/6, simulated-divided-lite composite windows. The applicant is proposing this lite configuration to be consistent with other similar homes in the neighborhood. The existing bracket will be repaired and reinstalled and additional brackets to match the existing will be installed. The applicant proposes to rebuild the heavily altered front porch with 8" box columns and a low sloped roof clad in gray TPO.
- **Addition:** The applicant is proposing a two-story addition at the rear of the existing structure which will be set back 2 ½ feet from the existing north elevation and 3 ½ feet from the existing south elevation. The proposed gable roof will have the same slope as the existing structure and

will be clad in gray TPO. The height at the ridge of the proposed addition is 23'. The proposed windows will be 1/1, simulated-divided-lite composite windows. The addition is to be clad in the same fiber cement siding as the existing structure. The applicant proposes to construct a first floor covered porch similar to the front porch with 6" box columns and storage closets.

Staff recommends approval of the project with conditions.

Rehabilitation of the existing structure: The proposed rehabilitation is consistent with the *Richmond Old and Historic Districts Handbook and Design Review Guidelines'* Standards for Rehabilitation (pg. 55) as the applicant has retained the minimal remaining historic fabric (the bracket and the vertical alignment of the openings) and restored elements based on pictorial and physical documentation and materials and designs that are appropriate for the District. The *Guidelines* note that that fiber cement siding is a product with limited applications which includes being used on secondary elevations with limited visibility from the public right-of-way (pg. 56). Staff believes that the historic siding is beyond the point of repair; therefore staff recommends approval of the smooth fiber cement siding on all elevations with the condition that the siding also be unbeaded and the applicant submit the proposed color to staff for administrative review and approval.

The *Guidelines* note that original windows should be used as a model for new windows (pg. 65, #10). As there are no remaining original windows on the structure, staff supports the proposed lite configuration as it is consistent with historic structures in the district. The applicant is proposing to use a composite window which the Commission has approved on new construction projects thought typically not for the replacement of historic windows. As these windows will not be replacing historic windows, staff recommends approval of this material with the condition that the applicant provide a sample for administrative review and approval.

Building Addition: The *Guidelines* state that additions should be subordinate to the primary structure and as inconspicuous as possible (pg. 44, #1). The proposed addition is towards the rear of the home, is small in size in comparison to the primary structure, and is a height lower than the façade. The proposed addition incorporates human scale elements of the rear porch as encouraged by the *Guidelines* (pg. 44, Form #3) and uses materials and forms compatible with the district including a roof slope consistent with the existing structure. The *Guidelines* note that new construction should be discernible from the old (pg. 44). The applicant achieves this differentiation by setting back the addition from the existing building wall and using windows with a different lite configuration.

It is the assessment of staff that the application, with the above noted conditions, is consistent with the Standard for Rehabilitation and New Construction in Sections 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.