

**COMMISSION OF ARCHITECTURAL REVIEW
STAFF REPORT
September 28, Meeting**

7. COA-041221-2018 (S. Tuttle)

**815 North 22nd Street
Union Hill Old and Historic District**

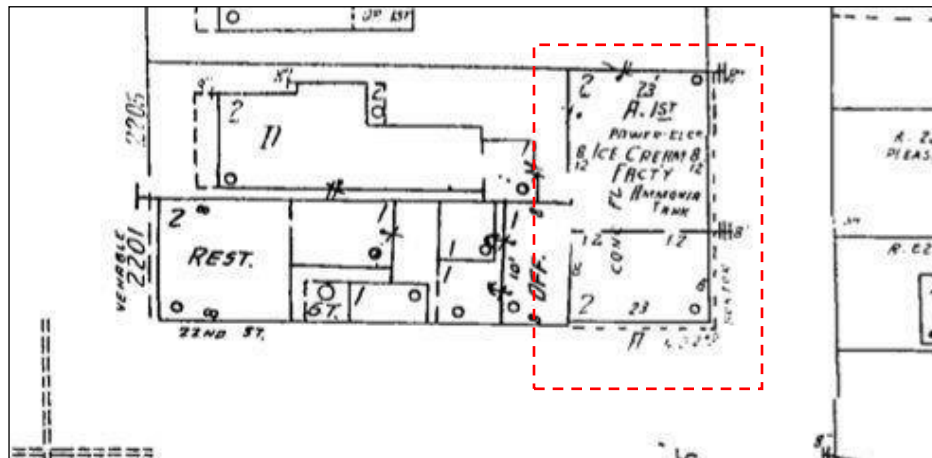
Project Description:

**Rehabilitate the existing structure
and construct a two-story rear addition.**

Staff Contact:

C. Jones

The applicant requests approval to rehabilitate a structure at the corner of North 22nd Street and Burton Street in the Union Hill Old and Historic District. The existing structure is composed of a 1932 masonry building with a stucco finish and a modern frame addition at the rear which was constructed prior to the establishment of the City Old and Historic District. The historic structure was built as an ice cream factory which was part of a complex of buildings that included office space and a retail establishment that addressed Venable Street. In addition to the existing portion of the structure, the ice cream factory included another two story element which completely covered the lot as seen in the Sanborn maps and also as evident in the remnants of the concrete foundation on the site.



1950 Sanborn Map

In addition to the modern rear addition, the historic structure has been altered over time to include the stucco cladding which has obscured many original details. The applicant has stated that all window openings in the original section have been rebuilt and there is no evidence on the interior of the historic masonry openings. The historic asymmetrical three bay façade included brick quoins, arched window heads and double doors on the second story, brick window and door surrounds, and a decorative frieze.



1977 Historic Richmond Foundation Survey



1993 Union Hill Historic District Survey



Existing Condition of the Façade of 815 North 22nd Street

The applicant is proposing to rehabilitate the existing historic structure by restoring the arched windows and paired doors on the second story. On the façade (west elevation) the windows will have fixed glass panels and a pair of glass and wood doors will be installed in the center opening with a glass guardrail in front. The center opening on the ground floor will be opened and converted to a recessed vestibule with doors serving the residential unit on the second floor and the commercial space on the first floor. The opening on the north (right) side of the façade will be returned to door length and receive fixed glazing and the window opening on the south (left) side will be restored with a recessed panel below.

The applicant is proposing to demolish the existing frame addition and concrete block wall and construct a new two-story addition at the rear of the original structure. The proposed addition is of similar size and scale to the addition that will be demolished. The applicant proposes to construct a small balcony on the second story of the north elevation addition. The balcony will have wood posts and guardrail with a cable railing.

Previous Reviews: An application for this property, with a different applicant, was reviewed in April 2017. The current application was conceptually reviewed at the April, 24, 2018 Commission meeting. At that meeting the application received positive feedback and no substantial changes have been made to the proposed rehabilitation and addition. In order to address concerns from community members, the applicant has provided information about the location of mechanical equipment and trash receptacles. The mechanical pad will be located to the north of the building and the trash and recycling to the northeast. One parking spot is proposed behind the building with access provided by an existing curb cut. The applicant has also provided additional information about proposed site improvements including proposed concrete sidewalk with a corner curb cut.

The applicant also provided additional information about the proposed materials: fiber cement siding on the exterior of the addition, aluminum clad wood windows, and vertically orientated corrugated metal siding on the setback between the historic building and the addition. Other exterior materials include: horizontally placed wood planks below the restored window on the façade and at the residential entry, a glass guard rail at the second story Juliet balcony, and a metal sleeve at residential and commercial entry.

The applicant is seeking **Final Review** for this project. Commission staff reviewed the project through the lens of the “Standards for New Construction: Residential, Corner Property” on pages 46-51 of the *Richmond Old and Historic District Handbook and Design Review Guidelines*.

S=satisfies

D=does not satisfy

NA=not applicable

S D NA

New infill construction should respect the prevailing front and side yard setback patterns in the surrounding district

The façade (N. 22nd Street facing elevation) setback will not be altered. The addition is located at the rear of the property and set in from the property line on Burton Avenue.

Where the adjoining buildings have different setbacks, the setback for the new building should be based on the historical pattern for the block

The setback for the addition on Burton Street will be utilized to differentiate it from the historic building. The buildings on Burton Street are mostly secondary resources with varying setbacks.

New buildings should face the most prominent street bordering the site

The corner building will address both N.22nd Street and Burton Street. The primary entrance will be from N. 22nd Street with an accessible entrance on Burton Street.

New construction should use a building form compatible with that found elsewhere in the district. Form refers to the combination of massing, size, symmetry, proportions, projections and roof shapes that lend identity to a building.

The new addition is similar in form to the existing addition and reflective of the larger addition that once occupied the rear of the property. The addition is spare in detail but offers a three-bay ranked elevation facing Burton Street that is similar to the residential buildings found throughout the district. The rear and north elevations of the addition are contemporary in character.

New construction should incorporate human-scale elements such as cornices, porches and front steps.

The proposed project incorporates human-scale elements including storefront windows, vertically ranked windows and a recessed entrance.

New construction should respect the typical height of surrounding buildings

The dimensioned elevations and perspective drawings indicate the addition is in keeping with the height of the historic building.

New construction should respect the typical width, organization of bays, vertical alignment and symmetry of surrounding buildings.

The proposed addition is similar in width to the adjacent houses and maintains the 3-bay, vertical alignment, and symmetry of the surrounding buildings.

- The size, proportion, and spacing patterns of doors and window openings should be compatible with patterns established in the district.**

The typical fenestration pattern in the district includes evenly spaced ranked windows. On the façade (west elevation) the applicant proposes to restore a former door opening to the right of the recessed entry and restore a window opening to the left of the entry. The restored window opening will have recessed wood siding placed below the window opening. Staff finds that the recessed wood panel provides symmetry to this primary elevation without creating a false historic element. The proposed Burton Street elevation is consistent with patterns in the district. The window pattern on the rear and north side of the addition is very simple with aligned window heads. Staff recommends the second story window on the east elevation be rectangular in form to match the second story windows on the south elevation.

- Porch and cornice heights should be compatible with adjacent buildings**

The cornice height of the addition is compatible with the historic building.

- Materials used in new construction should be visually compatible with original materials used throughout the district. Vinyl, asphalt, and aluminum siding are not permitted.**

The proposed frame construction is consistent with new and historic structures in the District. Staff finds that while corrugated metal siding is not a material traditionally found on the exterior of historic residential and commercial buildings in the district, in this case it serves to differentiate the historic building and the new construction and to reference the industrial history of the building. Staff recommends the profile and finish of the corrugated metal panels be submitted for administrative review and approval.

Staff finds that the modern materials proposed for the addition is in keeping with the contemporary nature of the design.

Staff Recommendations Summary:

Staff recommends approval of the project as submitted with the following conditions:

- The second story window on the east elevation be rectangular in form to match the second story windows on the south elevation.
- The exterior colors be submitted for staff review and approval.
- The profile and finish of the corrugated metal panels be submitted for administrative review and approval.

It is the assessment of staff that the application, with the conditions noted above is consistent with the Standards for Rehabilitation 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.