

9. COA-063962-2019

PUBLIC HEARING DATE

November 26, 2019

PROPERTY ADDRESS

524-526 North 1st Street

DISTRICT

Jackson Ward

APPLICANT

ALX 1st Street Townhomes

STAFF CONTACT

C. Jeffries

Commission of Architectural Review

STAFF REPORT

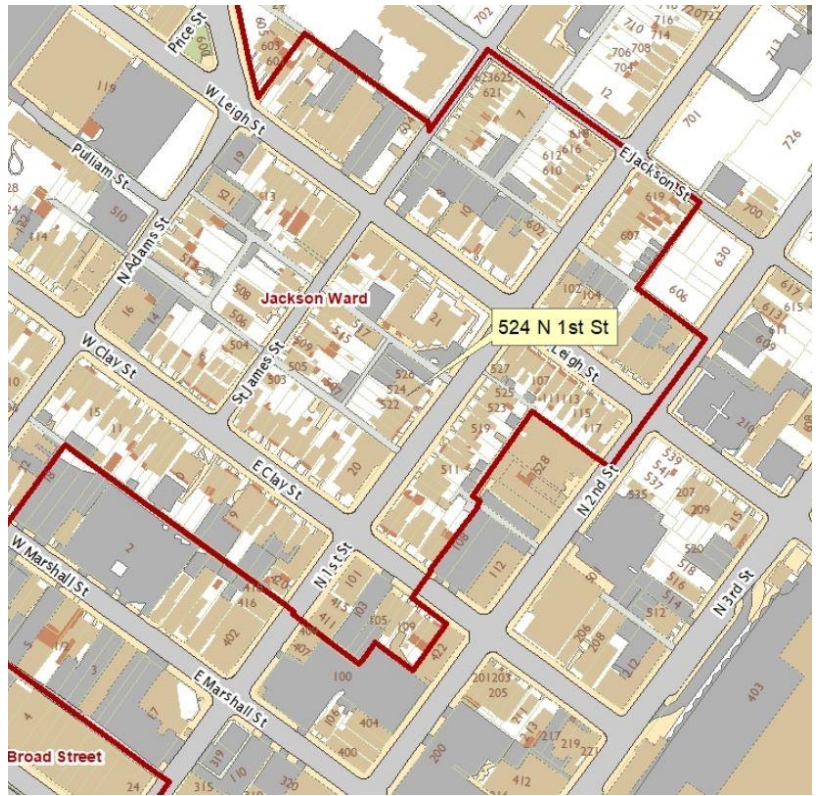


PROJECT DESCRIPTION

Rehabilitate two existing semi-attached residences.

PROJECT DETAILS

- The applicant requests approval to rehabilitate an Italianate double house in the Jackson Ward City Old and Historic District.
- The homes are two stories, constructed of brick, with a two-story CMU block addition on the rear. The buildings have been vacant for some time and have experienced multiple alterations including the removal of the front porches and resizing of the front windows.
- The applicant is proposing the following work:
 - Reconstruct the front porches
 - Return the first-story windows to their original size and design
 - Construct a second-story covered porch on the rear
 - Replace the front doors
 - Alter the fenestration pattern on the sides and rear
 - Construct a privacy fence in the rear yard
 - General repair work and painting
 - Replace existing windows if found to be beyond repair
 - Minor landscaping work
- The applicant is pursuing Rehabilitation Tax Credits and has received Part II approval.
- A proposed garage at the rear of the property is no longer planned.



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STAFF RECOMMENDATION

PARTIAL APPROVAL WITH CONDITIONS

PREVIOUS REVIEWS

None.

STAFF RECOMMENDED CONDITIONS

- If a window is found to be beyond repair, a full window survey including documentation of the window

condition be submitted to staff for administrative review prior to any windows being replaced.

- All new windows be wood or aluminum clad wood with true or simulated divided lites with interior and exterior muntins and a spacer bar between the glass.
- The front porch roof be flat-lock or hand-seamed metal, and material specifications be submitted to staff for administrative approval.
- Revised plans that meet the Part II conditions of approval be submitted to staff for administrative approval.
- The rear porch have a Richmond rail and be painted or opaquely stained a neutral color.
- New gutters be half-round or built-in box gutters.
- Proposed paint colors be submitted to staff for administrative approval.
- The applicant return with a complete application for the garage if one is planned in the future.
- The work be performed in conformance with the Part II tax credit approval and any conditions subsequently imposed by DHR or the NPS be submitted to staff for administrative approval.

Staff recommends **denial** of the new window opening in the historic brick on the north elevation.

STAFF ANALYSIS

Standards for Rehabilitation, pg. 59 #1	<i>Retain original features and materials that define the building style, including but not limited to wood siding, shingles, stucco and masonry.</i>	The applicant is proposing general repair work to existing historic elements including the cornice and second story windows. This work is consistent with the Guidelines.
Windows, pg. 69 #4	<i>Boarded windows should be uncovered and repaired.</i>	The applicant is proposing to uncover all of the windows. The plans note that windows on the second story will be repaired or replaced if beyond repair. As the Guidelines recommend against replacing historic windows and the existing windows are part of what little historic fabric exists on the building, <u>staff recommends that if a window is found to be beyond repair a full window survey including documentation of the window condition be submitted to staff for administrative review prior to any windows being replaced. Staff also recommends all new windows be wood or aluminum clad wood with true or simulated divided lites with interior and exterior muntins and a spacer bar between the glass.</u>
Windows, pg. 69 #7	<i>Windows should only be replaced when they are missing or beyond repair. Any reconstruction should be based on physical evidence or photo documentation.</i>	The applicant is proposing to reopen the first floor windows to their original size and install aluminum clad wood windows that match the historic light configuration. The applicant is also proposing to remove the contemporary front doors and side lights and install double leaf doors that match the historic design. <u>Staff recommends approval of these alterations.</u>
Windows, pg.69 #8	<i>The number, location, size or glazing pattern of windows should not be changed by cutting new openings, blocking out windows or by installing replacement sash that do not fit the original window. Changes to existing windows or the addition of new windows along a secondary elevation will be</i>	<p>The applicant is proposing to alter all of the window openings on the rear CMU addition. Assessor's records indicate that this addition was constructed in 1973. As the addition is a contemporary alteration, staff is supportive of the modification of the openings to meet code requirements and modern living standards.</p> <p>The applicant is also proposing to create three new window openings in the historic portion of the building,</p>

	<i>considered by the Commission on a case-by-case basis.</i>	one on the north elevation and two on the south elevation. Staff finds that the south elevation is minimally visible due to the proximity of the neighboring building and recommends approval of the proposed fenestration pattern on this elevation. The north elevation is very visible as there is a vacant lot adjacent to the side alley which is currently being used as a parking lot for a nearby apartment building. The Guidelines recommend against cutting new openings in historic buildings, and changes to masonry buildings are not easily reversible. Due to the high visibility of this elevation, <u>staff recommends denial of the new window opening in the historic brick on the north elevation.</u>
Porches, Entrances and Doors, pg. 71 #5	<i>The entire porch should only be replaced if it is too deteriorated to repair or is completely missing; replacements should match the original as much as possible.</i>	The applicant is proposing to construct a front porch. The historic front porch was removed sometime prior to 1978. Staff was able to locate a photograph of the historic porch which had turned posts, brackets, and a jigsaw railing which is typical for the block. However, the photograph is not clear enough to discern the historic design. As such, <u>staff recommends approval of the proposed simple front porch design.</u>
New Construction, Porches, pg. 49 #5	<i>Porch roofs are encouraged to utilize standing- or flat-lock metal seam roofs that are hand seamed.</i>	The plans indicate a standing seam metal roof is proposed for the front porch. <u>Staff recommends the front porch roof be flat-lock or hand-seamed metal, and material specifications be submitted to staff for administrative approval.</u>
Decks, pg. 51 #1-2	<ol style="list-style-type: none"> <i>1. Decks should not alter, damage or destroy significant site elements of the property.</i> <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> 	Staff finds the proposed second story rear porch meets the Commission's Guidelines for decks but notes that a condition of the Part II approval is that the rear porch have a roof that differentiates it from the front porch roof. <u>Staff recommends revised plans that meet the Part II conditions of approval be submitted to staff for administrative approval. Staff also recommends that the rear porch have a Richmond rail and be painted or opaquely stained a neutral color.</u>
Standards for Rehabilitation, pg. 59 #10	<i>While it is acceptable to use salvaged materials as in-kind replacement, adding features or salvaged architectural elements that suggest an inaccurate or undocumented sequence of construction should be avoided.</i>	
Administrative Guidelines for Gutters and Downspouts	<p><i>Items that do not meet the Guidelines...</i></p> <ol style="list-style-type: none"> <i>3. The installation of suspended gutters of an inappropriate profile or material...inappropriate</i> 	The applicant is proposing to install aluminum K-style gutters on the front porch and main roof. Based on the historic porches that remain on the block the building's original porch likely had a built-in box gutter which is typical for the period of construction. As the Guidelines recommend against contemporary K-style gutters for

	<i>profiles are those that introduce a new, and incompatible element that detracts from the roof and/or cornice line, such as K-style gutters.</i>	historic buildings <u>staff recommends the new gutters be half-round or built-in box gutters.</u>
Paint, Historic Masonry, pg. 63 #3	<i>Colors associated with the colors of natural brick are encouraged and are preferable to less appropriate colors (white, green blue, etc.)</i>	The plans note that the previously painted brick and CMU will be painted. <u>Staff recommends all proposed paint colors be submitted for administrative approval.</u>
New Construction, Residential Outbuildings, pg. 51 #1	<i>Outbuildings, including garages, sheds, gazebos and other auxiliary structures, should be compatible with the design of the primary building on the site...</i>	The Part II application submitted by the applicant includes plans for a garage in the rear yard. The applicant has informed staff that the garage is no longer planned. As full plans for the garage were not submitted and cannot be reviewed, <u>staff recommends the applicant return with a complete application for the garage if one is planned in the future.</u>

It is the assessment of staff that, with the conditions above, the application is partially 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.

FIGURES



Figure 1. Assessor's record, ca. 1934-1956.



Figure 2. Jackson Ward Historic District book, 1978.



Figure 3. Façade, 2019.



Figure 4. North and west elevation, 2019.