COMMISSION OF ARCHITECTURAL REVIEW STAFF REPORT June 27, 2017, Meeting

16. COA-018325-2017 (S. Tuttle)

2415 Venable Street Union Hill Old and Historic District

Project Description: Rehabilitate an attached single-family dwelling and enclose rear porch.

Staff Contact:

M. Pitts

The applicant requests permission to rehabilitate one half of an Italianate double house at the corner of Venable and Russell Streets in the Union Hill Old and Historic District. The applicant is proposing to remove the inappropriate asphalt and vinyl cladding from the structure and restore the German lap siding. The existing porch and primary roofs which are minimally visible from the public right of way will be replaced with grey membrane. At the rear of the structure, the applicant is proposing to enclose the area of the existing rear porch. The applicant proposes to maintain the existing porch roof and demolish the remainder of the structure which is not the original porch structure as is apparent by the materials and design. The proposed addition will incorporate details of a porch including trim at the level of the handrail, pilasters, and glazing at the rear. On the side and rear elevations of the addition, the applicant proposes a fiber cement panel of a darker color above the handrail than below. The applicant is pursuing rehabilitation tax credits for this project and has not yet received Part II approval from the Virginia Department of Historic Resources.

Staff recommends approval of the project with a condition.

Rehabilitation: The project appears to meet the general standards for rehabilitation outlined on page 54 of the *Richmond Old and Historic District Handbook and Design Review Guidelines*, which recommend the retention and repair of character-defining, historic features of a property. <u>As paint colors for the siding have not been provided, staff recommends that paint colors be provided for administrative review and approval.</u>

Porch Enclosure: The *Guidelines* state for porch enclosures, glass enclosures which reveal decorative porch elements are strongly preferred as solid materials radically alter the historic appearance of a porch (pg. 67, #13). Staff supports the applicant's attempt to include glazing and a railing treatment to convey the appearance of a porch. On the first story of the rear elevation, staff recommends the glazing be continued to up to the bottom of the skirt board. Though the appearance of the side elevation does not effectively convey the appearance of an open porch. Staff recommends the side elevation of the porch enclosure be modified in a manner to be administratively reviewed and approved by staff to

include glazing and shutters if the addition of glazing does not accommodate the desired floor plans.

As the applicant has applied for historic tax credits, the Commission's approval should be conditioned upon the work being performed in conformance with the Part II Tax Credit application approval and conditions. In addition, the applicant should submit any additional conditions subsequently imposed by DHR or the National Park Service to CAR staff for administrative review and approval.

It is the assessment of staff that with these conditions, 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.