

3. COA-062063-2019

PUBLIC HEARING DATE

October 22, 2019

PROPERTY ADDRESS

420 North 26th Street

DISTRICT

Church Hill North

APPLICANT

K. Johnson

STAFF CONTACT

C. Jones

Commission of Architectural Review

STAFF REPORT



PROJECT DESCRIPTION

Rehabilitate an existing one-story detached, single-family residence, including partial demolition, and construct a rear addition; construct a new detached, two-story single-family residence.

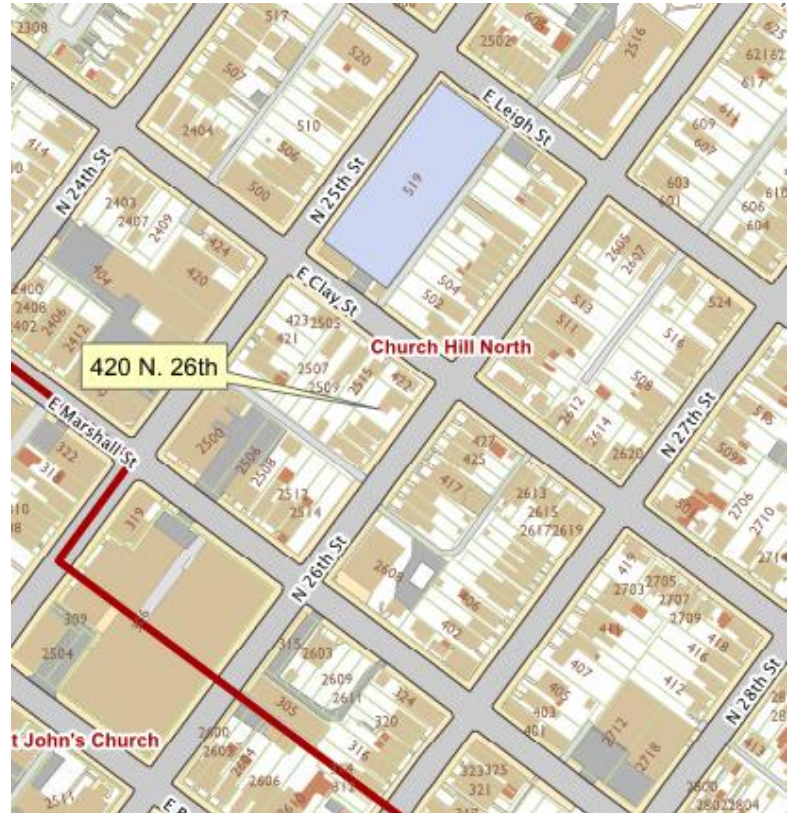
PROJECT DETAILS – 420 North 26th Street

- The applicant proposes to demolish a ca. 1968 side addition and construct a new rear addition. The applicant also proposes to rehabilitate the existing building by raising the roof and adding new roofing, siding, doors, porch supports, and porch railing.

PROJECT DETAILS – 418 North 26th Street

The demolition of the side addition at 420 North 26th Street will allow the applicant to split the lot and create a new lot at 418 North 26th Street for new construction. This lot split and new construction will be subject to a special use permit (SUP). Details of the proposed new construction include:

- A single-family, detached residence, 2 stories in height, 3 bays wide with a false mansard and shed roof and a 1-story, full-width porch. Other details include a central doorway and a mix of single 2/2 windows and casement windows with transoms.
- Proposed materials include: an architectural shingle roof and TPO roof, lap siding, and a brick and CMU foundation.



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STAFF RECOMMENDATION

APPROVE WITH CONDITIONS

PREVIOUS REVIEWS

The Commission previously reviewed this application at the August 27th, 2019 meeting. During the meeting, the Commission mostly commented on the new construction. The majority of the review focused on the fenestration pattern for the new construction and the Commission suggested that the paired windows on the façade are generally considered inappropriate; indicated that the 3rd story as submitted would have to be reduced in height; and stressed the importance of avoiding false historicism in new construction.

The applicant has since met with staff to discuss the Commission feedback. During the meeting the applicant and staff talked about removing some of the decorative detailing so that the buildings did not reflect a mix of historic styles, but instead used the language of the surrounding area in a modern way.

The applicant has revised the application based on staff and Commission feedback. For the existing dwelling the applicant has inset the proposed rear addition 4 inches, the width of a corner board, on the visible left side. For the proposed new construction the applicant has changed the roof form, removed the decorative cornice line, removed the dormers, and changed the fenestration from paired windows to single windows.

STAFF RECOMMENDED CONDITIONS

Staff recommends the following for the existing building:

- the applicant reinstate the original window sizes based on any physical evidence found during the demolition phase of the project, and use a 1/1 window
- the applicant reconsider the roof height or slope of the addition to differentiate the historic building and new construction, and the redesign be submitted to staff for review and approval
- the applicant use a dark TPO on the rear roof slope

Staff recommends the following for the new construction:

- the applicant simply the overall design and use a consistent architectural language, either traditional elements or more modern features
- the applicant insert additional windows on the visible bays of the right elevation and align the windows on the visible bays on the left elevation
- the applicant use a more consistent window pattern and size on the visible elevations, and simply the design, including using 1/1 windows
- the architectural shingles be submitted for staff review and approval, the metal porch roof be flat lock or a dark membrane, and the roof be a dark TPO
- the applicant use a consistent material treatment for the foundation

STAFF ANALYSIS – 420 North 26th Street, Demolition, Addition, Rehabilitation

Standards for Demolition, Appendix

According to Sec. 30-930.7(d) of the Historic Preservation Ordinance: The commission of architectural review shall not issue a certificate of appropriateness for demolition of any building or structure within an old and historic district unless the applicant can show that there are no feasible alternatives to demolition. The demolition of historic buildings and elements in old and historic districts is strongly discouraged. The demolition of any building deemed by the commission to not be a part of the historic character of an old and historic district shall be permitted. The demolition of any building that has deteriorated beyond the point of being feasibly rehabilitated is permissible, where the applicant can satisfy the commission as to the infeasibility of rehabilitation. The commission may adopt additional demolition standards for the review of certificates of appropriateness applications to supplement these standards.

The applicant proposes to demolish a ca. 1968 14x16 feet (224 SF) addition on the building. Staff believes the addition does not contribute to the overall historic character of the building or of the surrounding district. Staff also finds the addition detracts from the historic form of the building, which was originally rectangular. Staff recommends approval of the request to demolish the side addition.

Standards for New Construction, Siting, pg. 46

1. Additions should be subordinate in size to their main buildings and as inconspicuous as possible. Locating additions at the rear or on the least visible side of a building is preferred.

The applicant proposes to construct a new rear addition that will be 20 feet long and 19'-8" feet wide (approximately 400 SF). Staff finds the proposed addition will be minimally visible as it is located at the rear and there is not an alley

behind the existing building. Based on staff and Commission feedback, the applicant has inset the left elevation 4 inches to differentiate it from this historic building.

During the conceptual review there was discussion of changing the roof of the addition to differentiate it from the historic building. Staff finds the currently proposed shed roof continues the existing roof slope. Staff recommends the applicant reconsider the roof height or slope to differentiate the historic building and new construction. Staff recommends the redesign be submitted to staff for review and approval.

Standards for New Construction, Form, pg. 46

1. New construction should use a building form compatible with that found elsewhere in the historic district. Building form refers to the specific combination of massing, size, symmetry, proportions, projections and roof shapes that lend identity to a building. Form is greatly influenced by the architectural style of a given structure.

Staff finds the demolition of the side addition and the construction of a rear addition will convert the building from an L-shape to a mostly rectangular building. Staff finds a rectangular building is more in keeping with the original shape of the building and those found in the surrounding area.

2. New residential construction should maintain the existing human scale of nearby historic residential construction in the district.

Staff finds the proposed 1-story rear addition maintains the human scale of the existing building and surrounding area.

Standards for New Construction, Height, Width, Proportion, and Massing, pg. 47

1. New residential construction should respect the typical height of surrounding residential buildings.

The proposed addition is one story in height, which is in keeping with the existing building and a story shorter than the surrounding buildings.

Staff also notes that the height of the existing building will be increased to 9'-1 1/2" from 7'-5".

Standards for Rehabilitation, pg. 5

6. Deteriorated historic features shall be repaired rather than replaced. When the severity of deterioration requires replacement or a distinctive feature, the new feature shall match the old in design, color, texture and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical or pictorial evidence.

The applicant proposes to use a black metal roof for the front slope and a white TPO membrane on the rear, lap siding in pearl grey for the exterior of the building, and horizontal lattice between the brick piers. Other materials include 6x6 wood columns, 1/2 lite fiberglass door, wood crown moulding, aluminum clad 2/2 windows with simulated divided lites (SDLs), and composite decking and fascia boards. As suggested during conceptual review, the application has reduced the width of the columns and the use of PVC materials. Staff finds this is in keeping with the *Guidelines*. However, staff recommends the applicant use dark TPO for the rear roof slope.

Standards for New Construction,

1. The size, proportion and spacing patterns of door and window openings on a new addition should follow patterns

The applicant proposes to use 2/2 windows on the front façade and 1/1 on the side and rear elevations. Staff was unable to find

Doors &
Windows, pg. 49

established by the original building.
2. The architectural appearance of original windows should be used as models for new windows. Changes in the sash, depth or reveal, muntin configuration, frame or glazing is strongly discouraged.

photographic documentation of 2/2 windows and recommends the applicant use a 1/1 window. The applicant proposes to increase the window size on the façade to 2'-8" by 6". Staff has found photographic evidence of larger windows and recommends approval of the larger windows. Staff also recommends that if any physical evidence of the original windows size is found during the demolition phase of the project that the applicant work with staff to reinstall windows that match the original window size.

Porches and
Porch Details,
pg. 49

2. When designing a new railing for a new infill building, or for an existing building which has lost its railing and for which no documentary or physical evidence survives, the balusters in the traditional Richmond rail are generally rectangular in section (with the narrow dimension facing the street) or square. The baluster is fitted into the recess in the top rail and a sloped bottom rail.

The applicant has updated the application and now plans to utilize a wood Richmond rail. Staff finds this is in keeping with the *Guidelines*.

STAFF ANALYSIS – 418 North 26th Street (Proposed), New Construction

Standards for
New
Construction,
Form, pg. 46

1. New construction should use a building form compatible with that found elsewhere in the historic district.

The applicant proposes to construct a building that is generally rectangular in shape, and 2 stories in height. Staff finds this is in keeping with the general building forms found in the surrounding area.

In response to Commission feedback, the applicant has lowered and changed the roof form and removed the roof dormers. Staff finds the revised roof form responds to Commission feedback; however, staff finds it does not utilize a form found in the area and recommends a shallow side gable, similar to the other frame buildings at 422 North 26th Street, 412 and 414 North 26th Street, other properties with a 3-bay configuration in the surrounding area.

2. New residential construction should maintain the existing human scale of nearby historic residential construction in the district.

The applicant proposes human-scale elements including a 1-story, full-width porch, and a centered front entrance door.

3. New residential construction and additions should incorporate human-scale elements such as cornices, porches and front steps into their design.

Standards for New Construction, Height, Width, Proportion, and Massing, pg. 47

1. New residential construction should respect the typical height of surrounding residential buildings.

Based on the conceptual street view plan the proposed building will be approximately 29 feet in height, while the neighboring building is approximately 28 feet in height. Staff notes in the conceptual street view the new construction appears to be shorter than the existing building at 416 N 26th Street.

3. The cornice height should be compatible with that of adjacent historic buildings.

The cornice height appears to be compatible with the 2-story building at 420 North 26th Street and will be shorter than the neighboring building at 416 North 26th Street.

Standards for New Construction, Materials & Colors, pg. 47

2. Materials used in new residential construction should be visually compatible with original materials used throughout the district.

The applicant proposes synthetic slate shingles for the front roof slope, smooth and unbeaded lap siding for the exterior walls, and a parged CMU and brick foundation. Staff finds these materials are generally in keeping with the materials found in the surrounding area. However, staff requests the applicant submit the details of the synthetic slate shingles for review and approval. Staff also notes that a mix of foundation materials is not common in the district and recommends the applicant use a consistent material treatment for the foundation.

Materials for decorative details include 2/2 aluminum clad wood windows with SDLs, square fiberglass columns, and metal roofing for the front porch and dormers. Staff recommends the applicant consider a simplified window pattern, including the use of 1/1 windows to simplify the overall design. Staff also recommends the applicant use a flat lock metal roof for the porch.

Standards for New Construction, Doors & Windows, pg. 49

3. The size, proportion, and spacing patterns of doors and window openings on free standing, new construction should be compatible with patterns established within the district.

The applicant proposes horizontally aligned openings on the façade. On the side elevations there is an inconsistent window pattern. Staff finds the overall window pattern, including the mix of styles and sizes, to be inconsistent with patterns found in the surrounding area and recommends the applicant use a more consistent window pattern and size on the visible elevations. Staff recommends the applicant insert additional windows on the visible bays of the right elevation and align the windows on the visible bays on the left elevation. Staff also recommends the applicant simplify the window lite patterns and use a consistent pattern, either a traditional divided lite or a modern lite pattern.

Standards for New

3. New porch railing designs, compatible with the overall design of the building, will

The applicant proposes a cable railing for the porch handrails and no porch railing. Staff finds

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Porches and
Porch Details,
pg. 49

also be considered.

the cable railing to be a modern element mixed into a more traditional design. Staff recommends the applicant use a more traditional railing to be more architecturally cohesive with the overall design of the facade.

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

FIGURES



Figure 1. 420 North 26th Street, façade.



Figure 2. 420 North 26th Street, side addition.



Figure 3. 420 North 26th Street, rear elevation. View from East Clay Street.



Figure 4. 420 North 26th Street, ca. 1960.

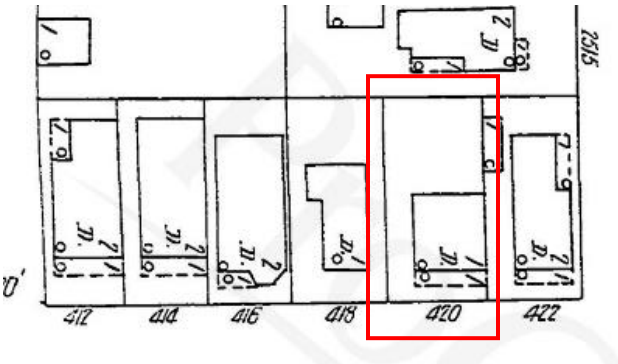


Figure 5. 1905 Sanborn map

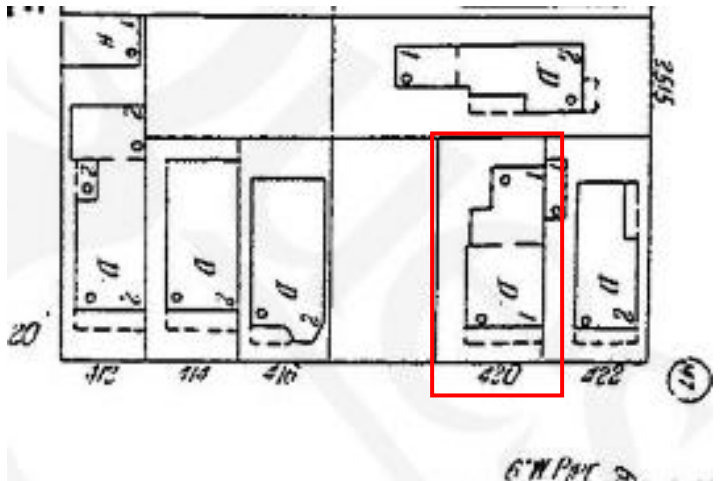


Figure 6. 1925 Sanborn map



Figure 7. 418 and 416 North 26th Street.



Figure 8. 422 North 26th Street.



Figure 9. 412 and 414 North 26th Street.



Figure 10. 425 and 427 North 26th Street.