

The applicant proposes to install fiber cement siding and to replace the vinyl windows, on the entire dwelling, with 2/2, simulated-divided-lite, wood windows with a vinyl coating. The applicant proposes to remove the small one-story addition at the rear and construct a two-story, 1,400 square foot addition with a two-story porch at the rear of the structure. The front profile of the shallow gable roof will remain the same and be clad with standing seam metal and a new box cornice will be constructed on the façade using a fiber cement product. The rear portion of the gable roof and shed roof over the existing dwelling and the proposed addition will be clad in white TPO. The side walls of the addition will align with the side walls of the historic dwelling. A two-story covered rear porch will be constructed. It will be set on brick piers with square wood posts and a painted Richmond rail. Two chimneys will be removed.

Staff recommends approval of the project with conditions. Staff believes the proposed rehabilitation and new construction is consistent with the Commission's *Guidelines* with the following conditions:

Siding

The Standards for Rehabilitation (pg. 55, #1) calls for the retention of original features and materials that define the building style, including but not limited to wood siding, shingles, stucco, and masonry. The building currently has asphalt and vinyl siding over the wood siding. The applicant proposes to install fiber cement siding on the historic dwelling and the addition. The *Guidelines* (pg. 56-57) allow for the use of substitute materials when the historic material is no longer available, skill craftsmen are unavailable, or to replace poor quality original materials. Staff recommends that the original wood siding be consolidated on the front of the building and that smooth, un-beaded fiber cement siding be installed on the sides and rear of the dwelling. Colors to be submitted for administrative review.

Roof, Cornice and Chimneys

The building currently has a shallow gable roof that transitions into a shed over the rear portion of the dwelling. The cornice appears to have been removed and covered with aluminum and there are two prominent interior chimneys. The applicant proposes to clad the front slope of the gable roof with standing seam metal and the rear non-visible portion of the gable and shed roof with white TPO. A new box cornice will be constructed on the front using a fiber cement product. The proposed actions for the roof and cornice do not replace or remove historic materials. The *Guidelines* (pg. 62, #10) states that original chimneys, skylights and light wells, that contribute to the style and character of the building should be retained, as their removal could alter the overall character of the structure. Staff recommends that the chimneys should be retained, that the front slope of the gable roof have field formed standing seam metal, and that the roof profile at the junction of the gable roof and the shed roof not be altered.

Mechanical Equipment

No information regarding the location of mechanical units was provided. Staff recommends that the location of the mechanical units be submitted for administrative review.

Windows

All of the windows have been replaced with 1/1 vinyl sashes and no historic sash remain. The applicant proposes to install new vinyl clad wood windows with a 2/2 simulated divided light pattern. Staff has found a photograph from 1977 that shows 6/6 sash on the front of the dwelling. The *Guidelines* (pg. 65, #7) states that windows should only be replaced when they are missing or beyond repair. Any reconstruction should be based on physical evidence or photo documentation. Staff recommends that 6/6 aluminum clad wood or wood windows with true or simulated divided lights with interior and exterior muntins and a spacer bar between the glass be installed on the historic portion of the dwelling. The 2/2 vinyl clad wood windows with simulated divided lights may be installed on the addition to differentiate it from the historic building.

Porches, Entrances and Doors

The front porch and entry door have been heavily altered. The applicant proposes to retain the existing concrete steps and deck, block foundation and metal handrails. The vertical metal supports and awning will be removed and replaced with square, wood columns, a box beam and a shed roof. The porch roof will be clad with standing seam metal. The front entry has also been altered and the door replaced. The 1977 photograph shows a solid six-panel door with narrow divided sidelights with a solid base and a single light transom. Staff recommends that the 1977 photograph and any physical evidence revealed when the asphalt siding is removed be used to reconstruct the entry and porch columns and roof above the concrete deck. The porch roof should have flat lock metal rather than standing seam.

Addition

The applicant proposes to construct a two-story 1,400 square foot addition on the rear of a 1,500 square foot dwelling. The construction of the addition requires the removal of the one-story, shed-roofed extension and the plans indicate that the entire rear wall at the second story is being removed. The side walls of the addition align with the side walls of the historic dwelling. The *Guidelines* (pg. 44, Siting #1) state that 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 *Guidelines* (pg. 45, Materials & Colors, #1) further state that additions should not obscure or destroy original architectural elements. Finally, the *Standards for Rehabilitation* (pg. 5, #9) states that new additions, exterior alterations or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale

and architectural features to protect the historic integrity of the property and its environment.

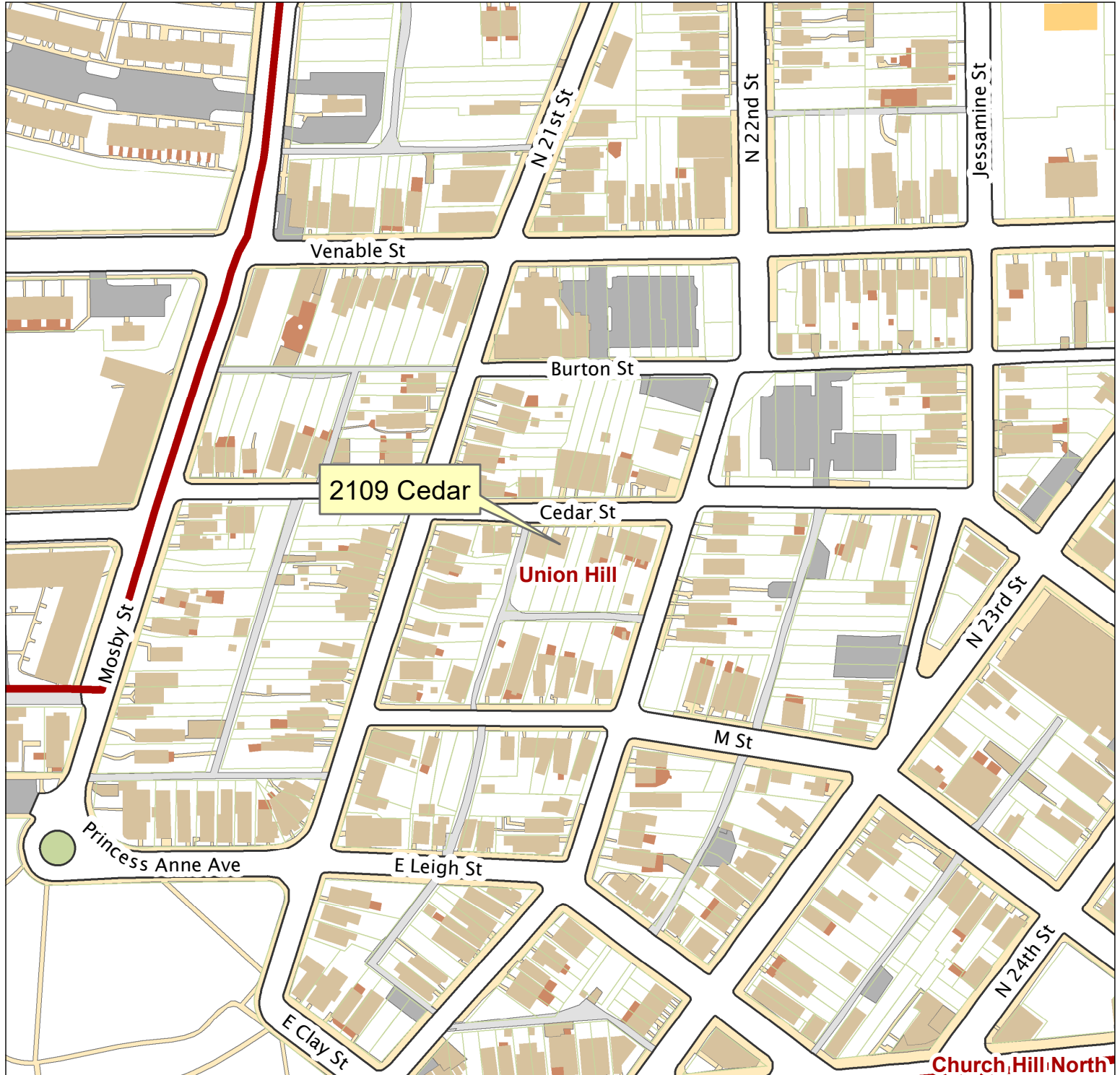
The addition as currently designed is located at the rear of the historic building on the least visible side but it is not subordinate in size or differentiated from the historic building. The proposed new construction also results in the loss of two historic chimneys, a rear extension and the historic rear wall at the second floor. Staff recommends that the historic chimneys be retained and that the addition be inset at least a foot from the side walls of the historic dwelling. The addition can be further differentiated by the use of a different light pattern in the windows as stated above.

It is the assessment of staff that the application, with the noted conditions, 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 code.

2109 Cedar Street

City of Richmond, VA

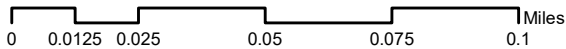
Geographic Information Systems



Church Hill North



1 inch = 200 feet



Map printed by palmquwd on 2018.04.18.

Document Path: G:\PDR\Planning & Preservation\CAR\Applications\Base Maps\Base Map.mxd

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Location Reference





COMMISSION OF ARCHITECTURAL REVIEW

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

PROPERTY (location of work)

Address _____

Historic district _____

Date/time rec'd: _____
Rec'd by: _____
Application #: _____
Hearing date: _____

APPLICANT INFORMATION

Name _____

Phone _____

Company _____

Email _____

Mailing Address _____

Applicant Type: Owner Agent
 Lessee Architect Contractor
Other (please specify): _____

OWNER INFORMATION (if different from above)

Name _____

Company _____

Mailing Address _____

Phone _____

Email _____

PROJECT INFORMATION

Review Type: Conceptual Review Final Review

Project Type: Alteration Demolition New Construction
(Conceptual Review Required)

Project Description: (attach additional sheets if needed)

ACKNOWLEDGEMENT OF RESPONSIBILITY

Compliance: If granted, you agree to comply with all conditions of the COA. Revisions to approved work require staff review and may require a new application and CAR approval. Failure to comply with the COA may result in project delays or legal action. The COA is valid for one (1) year and may be extended for an additional year, upon written request.

Requirements: A complete application includes all applicable information requested on checklists to provide a complete and accurate description of existing and proposed conditions. Preliminary review meeting or site visit with staff may be necessary to process the application. Owner contact information and signature is required. Late or incomplete applications will not be considered.

Zoning Requirements: Prior to CAR review, it is the responsibility of the applicant to determine if zoning approval is required and application materials should be prepared in compliance with zoning.

Signature of Owner _____

Date _____