

### 3. COA-045814-2018

PUBLIC HEARING DATE

December 18, 2018

PROPERTY ADDRESS

706 North 21<sup>st</sup> Street

DISTRICT

Union Hill

APPLICANT

ClaireView Enterprises I, LLC



# Commission of Architectural Review

## STAFF REPORT

STAFF CONTACT

Carey L. Jones

### PROJECT DESCRIPTION

**Construct a rear addition, deck, and one-story garage.**

### PROJECT DETAILS

**Demolish a rear one-story addition**

**Construct a rear second-story addition**

- Construct a second-story addition
- Materials: TPO roof, Hardie siding with a different reveal than the historic siding
- One-over-one windows

**Construct a rear deck**

- Richmond rail
- Foundation screened with wood lattice

**Construct a one-story garage**

- One-car garage, 11 feet in height, 24"x24", with a side-gable roof to be located at the rear of the property
- Covered in Hardie siding with a reveal to match the addition

**Front porch restoration**

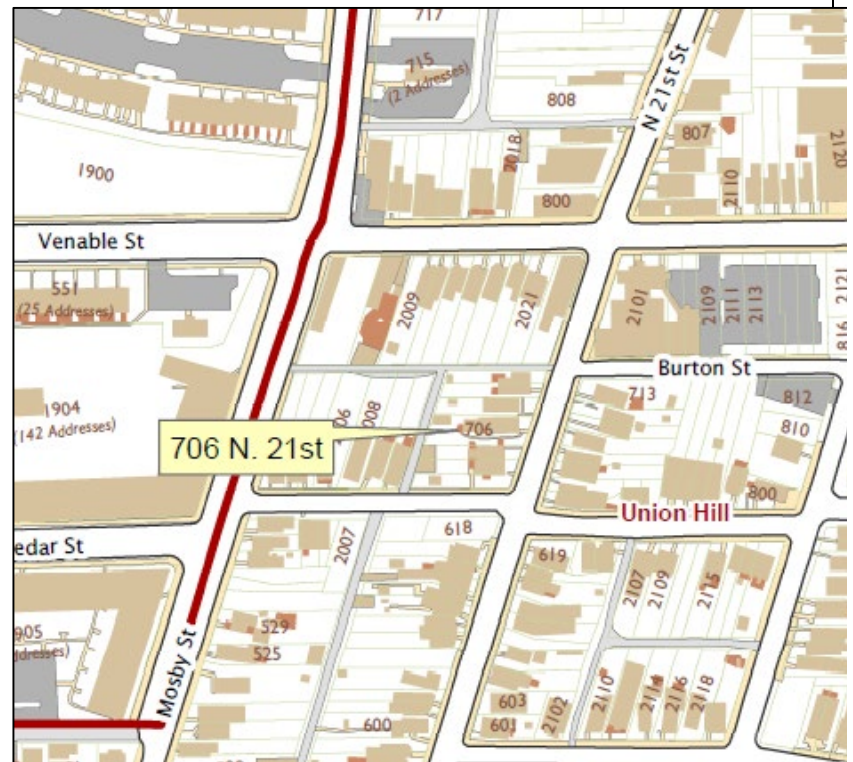
- Changes to the railing and columns at the front porch; Richmond rail and turned wood columns to replicate the existing

**Site Improvements**

- Chain link fence removed and a wooden fence of similar height installed

**Exterior siding**

- The existing asphalt will be removed, any original wood that is found will be consolidated on the front, the side elevations will be covered in fiber cement siding. The reveal on the side elevations will match the historic reveal.



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STAFF RECOMMENDATION

**APPROVE WITH CONDITIONS**

### PREVIOUS REVIEWS

At the October 23, 2018 meeting the Commission conceptually reviewed this application. The Commission was generally supportive of the application, and clarified with the applicant the he will repair the internal gutters and install half-round gutters as needed, will retain the flat lock metal for the front porch roof, will use a wider reveal for the siding on the addition, and the garage will use the same siding as the addition.

**STAFF RECOMMENDED CONDITIONS:**

The historic chimney be retained on the exterior.

The garage utilize a TPO or standing seam metal roof.

The deck be painted or stained a neutral color that complements one or more of the colors found on the main structure.

The following items be submitted for staff review and approval:

- Existing and proposed dimensioned elevations showing the size of door and window openings.
- Additional details concerning the fence and the rear and garage doors.
- Windows specifications that meet the Commission Guidelines.
- Color selections for the siding and garage.
- Clarification on plans for the front fenestration patterns.

**STAFF ANALYSIS**

**Porch Restoration**

*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.*

Staff finds the proposed porch rehabilitation maintains the form and massing of the porch, and the three-bay pattern. Staff also finds that the porch railings and columns are likely not original to the building as evidenced by the engaged columns on the facade. The applicant has agreed to use a column that matches the engaged column and replicate the existing wood brackets.

**Exterior Materials**

*Materials and  
Colors – pg. 47  
#4*

*Vinyl, asphalt, and aluminum siding are not permitted for use in City Old and Historic Districts. Other synthetic siding materials with a smooth, untextured finish may be allowed in limited cases, but approval by the Commission is always required. Fiber Cement Siding-Fiber cement siding is a siding option that has limited application for use on historic properties in City Old and Historic Districts. Under certain circumstances it can be an appropriate substitute siding material on secondary elevations.*

The applicant has agreed to consolidate any remaining wood under the asphalt siding on the front of the building and with fiber cement siding to be installed on the side and rear elevations. If there is no remaining wood siding, new wood be installed on the façade. Colors to be submitted for administrative review.

**Demolish existing kitchen**

*Pg. 82, #2*

*The Commission can approve requests for demolition when a building or structure is deemed not to be a contributing part of the historic character of a City Old and Historic District.*

The existing section at the rear of the building has been covered with modern materials and is in fair condition. Staff recommends approval of the proposed demolition.

**Construct an addition on top of the existing addition and expand the footprint on the rear with a TPO roof, hardiplank siding, and add one-over-one windows**

*Siting, pg. 46 #1;  
Form, pg 46 #3.*

*1. Additions should be subordinate in size to their main buildings and as inconspicuous as possible. Locating additions at the rear or on*

Staff finds that the proposed addition is subordinate to the historic building as it is located in the rear. Staff also finds that the

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*the least visible side of a building is preferred.*  
*3. New residential construction and additions should incorporate human-scale elements such as cornices, porches and front steps into their design.*

addition uses a form found in the district and incorporates human-scale elements such as windows, doors, and a deck. The applicant plans to construct a small addition in the back corner and remove an existing chimney. Staff finds the small addition will not be highly visible. However, staff is concerned that as this will remove a historic feature and recommends retention of the historic chimney on the exterior.

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*New Construction, Doors and 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.*

Based on the submitted plans, it also appears that the applicant proposes to change the fenestration pattern of the front elevation. Staff requests the applicant provide additional information about the proposed changes to the fenestration pattern including dimensioned elevations and proposed window specifications for administrative review and approval.

*Secretary of the Interior – Standards for Rehabilitation, pg. 5, #9*

*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 applicant has agreed to use a siding on the addition with a different reveal from the siding on the historic building.

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**Construct a rear deck with Richmond rail, foundation screened with wood lattice**

*Decks – pg. 51, #s2-4,*

*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.*  
*3. Deck design may include vertical picket balustrades or contemporary railing that is in scale with the house and the deck.*  
*4. Deck sub-decking should be screened with wood lattice work or with brick piers*

Staff finds that the proposed deck is consistent with the deck guidelines and is in scale with the existing building and located in the rear. The deck will utilize Richmond Rail and be screened with wood lattice as suggested in the *Guidelines*. Staff recommends the deck be painted or stained a neutral color that complements one or more of the colors found on the main structure.

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**Construct a one-car garage, side-gable roof at the rear of the site at the alley**

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*New Construction  
– Residential  
Outbuildings –  
pg. 51, #1-3,*

- 1. Outbuildings, including garages, sheds, gazebos and other auxiliary structures, should be compatible with the design of the primary building on the site, including roof slope and materials selection.*
- 2. Newly constructed outbuildings such as detached garages or tool sheds should respect the siting, massing, roof profiles, materials and colors of existing outbuildings in the neighborhood.*
- 3. New outbuildings should be smaller than the main residence and be located to the rear and/or side of the property to emphasize that they are secondary structures*

Staff finds that the proposed garage is in keeping with the size, scale, and siting of outbuildings in the historic district. Staff recommends either a metal or TPO roof in keeping with the historic house.

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**Chain link fence removed and a wooden fence of similar height installed**

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*Pg. 51, Fences &  
Walls #s1 & 2  
Pg. 78, Fences &  
Walls #6*

- 1. Fence, wall, and gate designs should reflect the scale of the historic structures they surround, as well as the character of nearby fences, walls, and gates.*
- 2. Fence, wall, or gate materials should relate to building materials commonly found in the neighborhood.*
- 6. A new fence or wall should be constructed using materials and designs appropriate to the District. Height restrictions are governed by the Zoning Ordinance.*

There are other wooden fences on the subject block and staff finds the proposed removal of the metal chain link fence and installation of a wood fence is in keeping with the *Guidelines*.

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.

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FIGURES

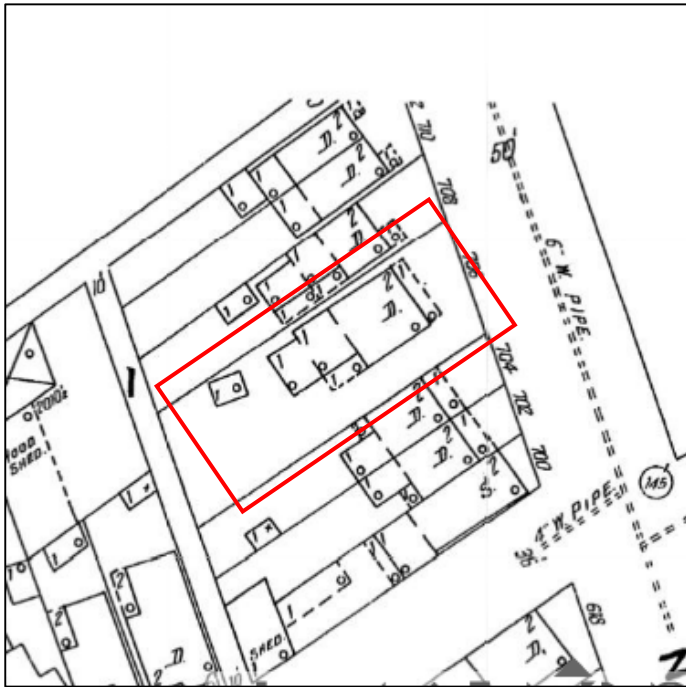


Figure 1. 1905 Sanborn Map.

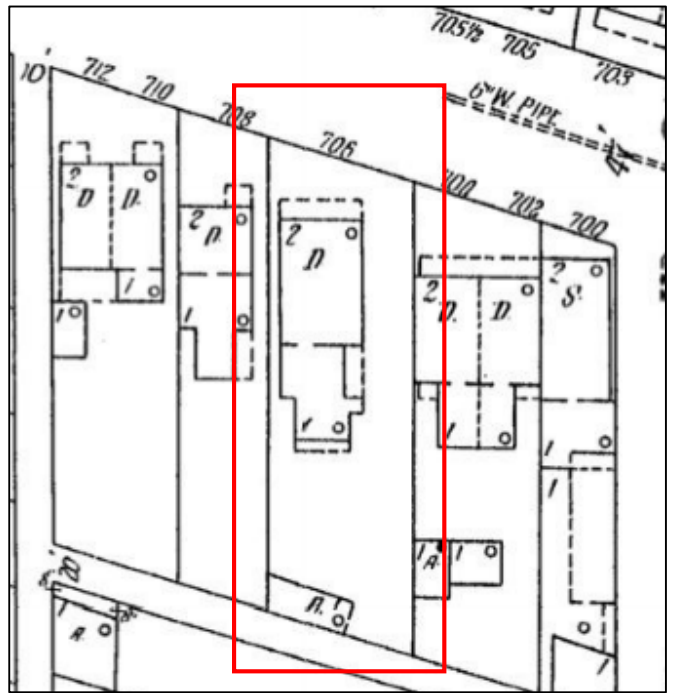


Figure 2. 1926 Sanborn Map.



Figure 3. 706 North 21st Street, ca. 1977.



Figure 4. 706 North 21st Street, ca. 1993.

FIGURES



Figure 5. 706 North 21st Street, current conditions.



Figure 6. 706 North 21st Street, column detail.



Figure 7. 706 North 21st Street, rear elevation.