

**COMMISSION OF ARCHITECTURAL REVIEW
STAFF REPORT
September 27, 2016 Meeting**

17. **CAR No. 16-129** (J. Farrar)

**2107 Cedar Street
Union Hill Old and Historic District**

Project Description: **Rehabilitate an existing home to include new windows, doors, siding, and roof; removal of the existing single story addition; and construction of a two story addition and deck at the rear.**

Staff Contact: **M. Pitts**

The applicant requests conceptual review and comment on rehabilitation and construction of an addition to a Greek Revival frame structure constructed ca. 1861 in the Union Hill Old and Historic District Old and Historic District.

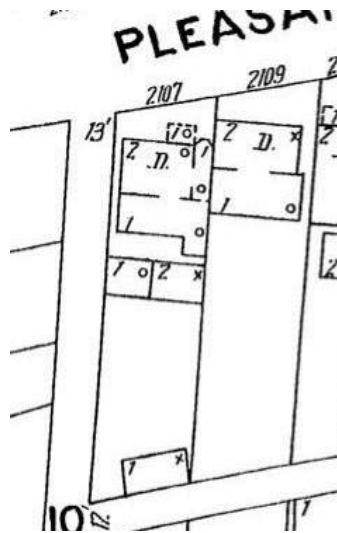
The existing structure is a two story, three bay frame structure with a low sloped side gable metal roof, a single story extension at the rear with a shed roof, and a single story projecting bay at the northeast corner of the building. The applicant proposes to remove the projecting bay. The existing structure has been altered over the years to include the installation of fiber cement siding, a new front door, and the installation of vinyl windows. The applicant proposes to reinstall fiber cement siding as the siding was installed incorrectly. The applicant proposes to replace the vinyl windows with 2/2, simulated divided lite, PVC clad windows. The applicant proposes to construct a two story addition at the rear of the structure. The proposed addition will alter the existing roof form and will create a shallow sloped mansard roof at the front to be clad in asphalt shingles and a shed roof in the rear to be clad in white TPO. The proposed addition to the 1,315 square foot home will add an additional 1,400 square feet to the structure. The applicant proposed addition will not be differentiated from the historic structure as the applicant proposes to clad the entire structure in the same fiber cement siding. The applicant proposes to construct a two story covered deck at the rear.

The applicant is seeking **Conceptual Review** for this project. Conceptual review is covered under Sec. 30-930.6(d) of the City Code: *The commission shall review and discuss the proposal with the applicant and make any necessary recommendations. Such Conceptual Review shall be advisory only.* Commission staff reviewed the project through the lens of the “Standards for Rehabilitation: Residential” on page 55 and “Standards for New Construction: Residential” on pages 44 and 45 of the *Richmond Old and Historic District Handbook and Design Review Guidelines* and the resulting comments follow.

Staff Findings based on Commission of Architectural Review Guidelines

STANDARDS FOR REHABILITATION

The Guidelines for Rehabilitation note that original features should be maintained and when replacing elements, the replacement should match the original in materials and design. Staff has concerns with the demolition of the single story projecting bay. Though the bay appears to be in poor condition, the structure was in place as of 1905, as seen in the Sanborn map, and staff believes it has obtained historic significance in its own right even if it may have not been originally present on the building in 1861. For this reason, staff recommends this element be retained.



1905 Sanborn Map

The Guidelines note that original windows should be used as a model for new windows. The oldest windows on the property appear to be in the one story projecting bay and have a 2/2 configuration. Staff supports the applicants request to replace the vinyl windows with windows in a 2/2 configuration. The Commission may wish to consider if the proposed PVC windows are an appropriate material as they will be replacing vinyl windows not wood windows, and the Commission has approved the same type of windows as proposed on new construction projects.

The Guidelines note that original metal features such as metal roofs should be maintained and replaced in-kind if they have deteriorated beyond repairs (pg. 55, #3). Staff believes the propose replacement of the existing standing seam metal roof with asphalt shingles and white TPO is inappropriate.

STANDARDS FOR NEW CONSTRUCTION

The Guidelines for New Construction state that additions should be subordinate in size to their main building and as inconspicuous as possible (pg. 44, Siting #1).

The proposed addition is located in the rear of the structure though due to the structure's alley adjacent location, it will be a visible addition. Staff has concerns that the addition is not subordinate in size to the main building as it is larger in square footage.

The Guidelines note that additions should not obscure or destroy original architectural elements (pg. 45, Materials and Colors #1). Staff has concerns that the proposed addition will alter the historic roof line and materials and will remove two historic chimneys.

The Guidelines state that new work including additions should be differentiated from the old (pg. 5, #9). The proposed addition will appear to be part of the original structure as it will be incorporated into the new roof line and the existing walls. Staff recommends the applicant consider ways to differentiate the addition including setting back the addition from the side walls of the main structure, maintaining the historic roof, and using a different roof form for the addition.

Staff has not reviewed the conceptual design with Zoning for compliance.

General Comments:

- Hardie or other fiber cement siding and trim must be smooth and un-beaded
- Windows must be true divided or simulated divided light.

The following items will need to be included for final review:

- 1) A dimensioned site plan to include the location of exterior mechanical equipment.
- 2) Dimensioned elevations of the existing structure.
- 3) Dimensioned elevations of the proposed addition were provided but were missing necessary dimensions including the roof ridge height and the window head and sill heights.
- 4) Material description for the proposed door.
- 5) A detailed statement of how the project conforms to the *Guidelines*.