

**COMMISSION OF ARCHITECTURAL REVIEW
STAFF REPORT
March 27, 2018, Meeting**

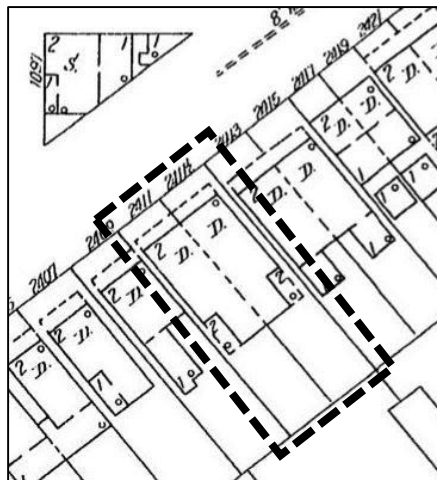
10. & 11. COA-031749-2017 (Nest Builders)
COA-031960-2017 (Nest Builders)

**2313 Carrington Street
2315 Carrington Street
Union Hill Old and Historic District**

Project Description: **Rehabilitate two single family attached homes and construct rear additions.**

Staff Contact: **M. Pitts**

Description of Existing Structure: The existing structure is a 2-story, 3-bay Italianate double house with a bracketed cornice with a two story recessed rear wing. The dwelling has been modified over time to include the installation of vinyl siding, altering of the window sizes and configuration, and the removal of the turned posts, corbels, and dentils on the porch. There is no alley to the rear of the parcels though the rear elevation is visible from Russell Street.



1925 Sanborn Map

Previous Commission Reviews: The Commission conditionally approved the rehabilitation of this structure in June 2017. The previous applicant proposed to rehabilitate the façade based on photographic and physical evidence and construct a 2-story addition in the rear.

Proposal: The applicant proposes to rehabilitate the structure in a manner consistent with the previous review and approval and proposes to construct a rear two-story addition substantially smaller than the previous. The applicant is pursuing rehabilitation tax credits for this project. Specifically, the applicant is proposing to remove the vinyl siding, restore the wood siding underneath the vinyl siding, and replace deteriorated elements as needed. The application is proposing to install 2/2 true divided lite wood windows on the façade of a size consistent with and in the location of the historic windows based on the framing

that exists under the vinyl siding. On the side and rear elevations the applicant is proposing to install 1/1 Atrium windows. The applicant is proposing a rear addition that will project 10 feet from the existing rear wall. The first story of the addition will be 6'-8" in width. The second story of the addition will cantilever over the first story and will be 26' in width with sidewalls that align with the existing structure. The applicant proposes to clad the addition in wood siding with a reveal differentiated from the historic reveal. The applicant proposes to paint the structure as follows:

- Siding: Naval (SW6244)
- Trim: Porcelain (SW0053)
- Window Sashes and Door: Black Magic (SW6258)
- Porch Floor: Twilight Gray (SW0054)
- Porch Ceiling: Tidewater (SW6477)

Staff recommends approval of the project with conditions.

Siding and Cornice: The applicant is proposing to remove the inappropriate vinyl siding and restore the existing wood siding which is consistent with the Commission's guidelines for rehabilitation found on page 55 of the *Richmond Old and Historic Districts Handbook and Design Review Guidelines*. Staff supports the restoration of the cornice based on the physical evidence beneath the vinyl siding

Windows and Doors: The *Guidelines* state that any restoration of windows should be based on pictorial, historical or physical documentation (pg. 55, #7). The applicant is proposing 2/2 windows based on the historic photographs. Staff recommends that during the exploratory demolition phase of the project, if any physical evidence is revealed which indicates the historic location of the façade windows that staff can administratively approve the location of the façade windows based on this evidence. Though the applicant notes the windows will be true divided lite windows, the description of the windows notes that they will have exterior muntins and a spacer bar and do not appear to be individual panes of glass. Staff recommends approval of the proposed 2/2 windows with the condition that if the windows are simulated divided lite windows instead of true divided lite as noted that the windows have interior and exterior muntins and a spacer bar. Staff recommends approval of the 1/1 windows on the secondary elevations with the condition that the windows be wood or aluminum clad wood windows. Staff supports the use of the 4 panel wood door as a part of the restoration of the façade as it is consistent with doors on historic structures in the district.

Front Porch: The existing square columns and turned balustrade are contemporary additions as staff has a photograph of the property from 2000 which shows turned columns and no railing, and therefore staff supports their removal. The *Richmond Old and Historic Districts Handbook and Design Review Guidelines* note that when reconstructing a missing element pictorial, historical, or physical documentation should be used as a basis for the design and materials (pg. 55, #7). The applicant is proposing to install turned columns to

match a historic photograph previously reviewed. As details of the proposed turned column have not been provided, staff recommends a detail of the proposed column be provided for administrative review and approval. Staff has been unable to locate pictorial or physical evidence of the historic porch railing. As the Guidelines note that for an existing building which has lost its railing and for which no documentary or physical evidences survives, the balusters in traditional Richmond rail are appropriate (pg. 46, Porches and Porch Details #2); staff recommends approval of the proposed railing.

Roof: The existing roof is not visible from the public right of way.

Addition: The *Guidelines* note that additions should be subordinate to the size of the main structure and as inconspicuous as possible (pg. 44, Siting #1). Staff finds the proposed addition is small and located at the rear of the structure. The *Guidelines* note that new additions should be differentiated from the old and compatible with the property and the district (pg. 5, #9). The applicant has proposed to differentiate the addition by using a different reveal for the siding and incorporating vertical trim pieces where the sidewalls join.

Painting: The proposed paint colors are consistent with the Commission's recommended colors for Italianate structures.

Fence: The applicant proposes to install a 6' tall dog eared wooden privacy fence at the rear of the property. The fence is consistent with Commission's Guidelines for fences.

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 the conditions noted above, the application is consistent with the Standards for Rehabilitation and New Construction outlined in Sections 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 page cited above, adopted by the Commission for review of Certificates of Appropriateness under the same section of the code.