

8. COA-055578-2019

PUBLIC HEARING DATE

June 25, 2019

PROPERTY ADDRESS

708 North 21st Street

DISTRICT

Union Hill

APPLICANT

S. Lennon

STAFF CONTACT

C. Jeffries

Commission of
Architectural Review

STAFF REPORT

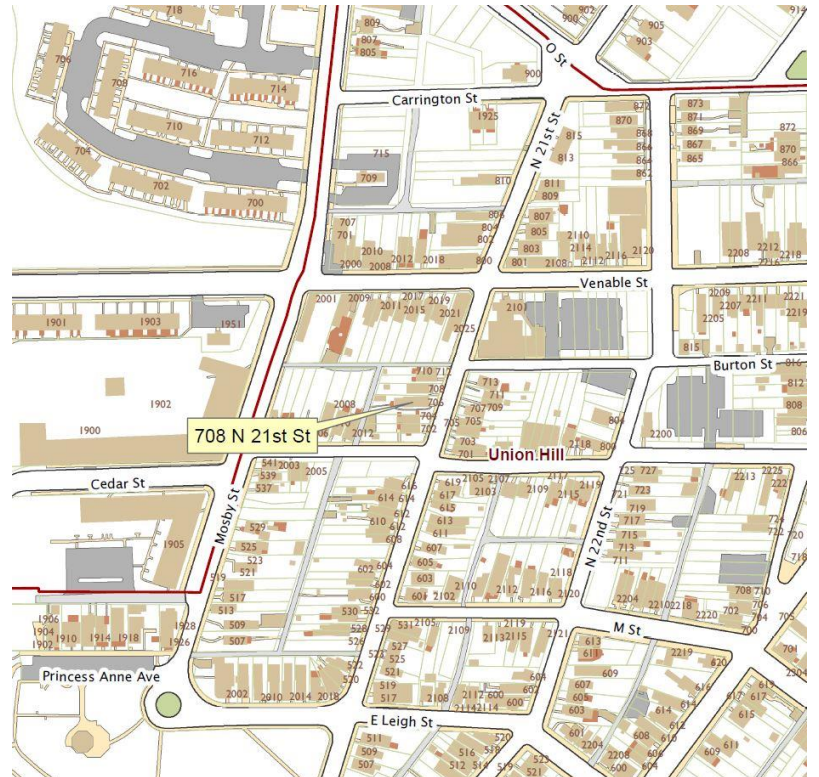


PROJECT DESCRIPTION

Rehabilitate an existing single family home.

PROJECT DETAILS

- The applicant is proposing to rehabilitate a two-story frame Greek Revival home in the Union Hill City Old and Historic District.
- The applicant proposes to complete the following work:
 - Replace the metal front porch columns with square wood columns and Richmond rail
 - Remove the metal awnings on porch and windows
 - Rebuild the existing box gutters
 - Replace all roofs with standing seam metal
 - Remove the existing chimney
 - Replace all windows with simulated divided light windows
 - Remove window openings on the side and rear of the home
 - Remove and rebuild the rear one-story addition, maintaining the existing roof
 - Install a metal door in the rear entry
 - Construct a rear stoop of pressure-treated wood
- On a site visit to the property staff observed that a shed in the rear yard has recently been demolished.



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STAFF RECOMMENDATION

APPROVE WITH CONDITIONS

PREVIOUS REVIEWS

None.

STAFF RECOMMENDED CONDITIONS

- The front porch roof be metal with flat seams or be a dark colored membrane roof which will effectively convey the appearance of a flat seam metal roof.
- The exterior portion of the chimney be retained.
- A full window survey be conducted and the applicant work with staff to determine which windows require replacement.
- Any replacement windows match the original light configuration.
- The window openings be enclosed from the interior in a manner that could be reversed in the future and

maintains the existing exterior appearance.

- The existing window openings on the rear porch enclosure be maintained as existing and the new windows be of a contemporary design.
- The rebuilt addition be clad in wood or smooth unbeaded fiber cement siding.
- The rear stair have Richmond rail and be painted or stained a neutral color.
- The following items be submitted for administrative review:
 - Paint colors
 - Roof material specifications
 - Window specifications
 - Specifications for the rear door
 - Revised elevations
 - A site plan with the location of the exterior HVAC unit

STAFF ANALYSIS

Standards for Rehabilitation, pg. 59 #6	<i>Retain original entrances and porches including doors, frames, fanlights, sidelights, steps, balustrades, pilasters, entablatures, columns and decorative features.</i>	<p>The applicant is proposing to replace the existing metal posts and railing on the front porch with eight-inch square wooden posts and Richmond rail.</p> <p>The front porch has been altered over time. Sanborn maps indicate that the home originally possessed a small entry porch, which is indicative of the Greek Revival style. Assessor's records show a full front porch was installed by the 1930s. Photographic and physical evidence suggest that the porch originally had wooden posts, though the style of the posts cannot be determined. As evidence of the design of this early porch does not exist, <u>staff recommends approval of the proposed alterations to the front porch with the condition that paint colors be submitted for administrative review.</u></p>
Roofs, pg. 66 #6	<i>Pre-fabricated and pre-finished metal roofs typically have ridge and valley pieces that are installed on top of the seams, creating visible shadow lines not typical of historic buildings. These prefabricated metal roof systems are particularly inappropriate on historic front porches.</i>	<p>The applicant is proposing to replace the existing metal roof with new metal. <u>Staff recommends approval of the roof replacement with the condition that roof material specifications be submitted for administrative approval.</u></p>
Roofs, pg. 66 #5	<i>The historic front and rear porches of many historic Richmond houses -particularly in the Jackson Ward and St. John's Church Old and Historic Districts- have shallow pitched metal roofs with flat seams (also called flat-lock seams). Flat seam metal roofs have a more homogenous appearance than the more typical standing seam metal roofs found on steeper slopes of the main roof.</i>	<p>The plans indicate that the front porch roof will be replaced with standing seam metal. As the Guidelines recommend against standing seam metal on front porch roofs, <u>staff recommends the front porch roof be metal with flat seams or be a dark colored membrane roof which will effectively convey the appearance of a flat seam metal roof.</u></p>
Roofs, pg. 66 #10	<i>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</i>	<p>The plans indicate that the chimney will be removed. The existing chimney is one of few surviving historic features of the home. As the <i>Guidelines</i> recommend retaining important roof</p>

	<i>the structure.</i>	features, <u>staff recommends the exterior portion of the chimney be retained.</u>
Standards for Rehabilitation, pg. 59 #4	<i>Retain original roof shape, size, materials and related elements including cupolas, chimneys and weather vanes....</i>	
Standards for Rehabilitation, pg. 59 #5	<i>Retain original windows including both functional and decorative elements such as frames, sash, muntins, glazing, sills, hood molds, paneled or decorated jambs and moldings, shutters and exterior blinds.</i>	The plans indicate that all window sashes will be replaced. Storm windows are installed on many of the window openings and photographs submitted with the application indicate that some original windows may be repairable. <u>Staff recommends a full window survey be conducted and the applicant work with staff to determine which windows require replacement.</u>
Windows, pg. 69 #9	<i>The architectural character of windows should not be altered by inappropriate materials or finishes that radically change the sash, depth of reveal, muntin configuration, the reflective quality or color of the glazing or the appearance of the frame.</i>	The applicant is proposing to replace the three-part window on the front elevation with multi-light panes. Though the window is a later alteration, <u>staff recommends any replacement windows match the original light configuration, and window specifications and revised elevations be submitted for administrative review.</u>
Windows, pg. 69 #8	<i>The number, location, size or glazing pattern of windows should not be changed by cutting new openings, blocking out windows or by installing replacement sash that do not fit the original window. Changes to existing windows or the addition of new windows along a secondary elevation will be considered by the Commission on a case-by-case basis.</i>	The plans indicate that a number of window deletions are proposed. The applicant is proposing to remove a window in a side porch enclosure, as well as a window at the rear of the home. Assessor's records and Sanborn maps indicate that the side porch was enclosed in the early 1900s. A photograph from the 1930s to the 1950s also show an opening in this location. The window in the side porch enclosure is on a secondary elevation; however, it is visible from the street. The rear window that the applicant is proposing to remove is on the earliest portion of the home and is visible from the alley. Due to the visibility and age of the window openings, <u>staff recommends the window openings be enclosed from the interior in a manner that could be reversed in the future and maintains the existing exterior appearance.</u>
Porches, Entrances & Doors, pg. 71 #13	<i>Porch enclosures to aid in energy conservation are only appropriate on secondary elevations. Solid materials are not recommended for use in enclosure projects since they can radically alter the historic appearance of a porch. Glass enclosures which reveal decorative porch elements are strongly preferred.</i>	Assessor's records indicate that the rear 1-story portion of the home was originally constructed as a porch in 1964. The porch was later enclosed with windows and siding in 1976. As the existing window configuration helps to convey the appearance of a porch, <u>staff recommends the existing window openings on the rear porch enclosure be maintained and new windows fit the existing openings.</u> As the historic appearance of the windows is unknown, <u>staff further recommends the new windows be of a contemporary design, such as</u>

		<u>double hung 1/1 or casement windows.</u>
Standards for Rehabilitation, pg. 59 #7	<i>Repair damaged elements instead of replacing them. Use materials that match the original in type, or use physically and chemically compatible substitute materials that convey the same appearance as the surviving elements or sections. Use available documentation when reconstructing missing elements. Pictorial, historical or physical documentation can be helpful.</i>	The plans indicate that the walls of the rear addition will be removed and rebuilt. The existing roof will be retained. As aluminum siding is not an appropriate material in City Old and Historic Districts, <u>staff recommends the rebuilt addition be clad in wood or smooth unbeaded fiber cement siding.</u>
Porches, Entrances & Doors, pg. 71 #14	<i>Do not remove original doors and door surrounds. Replacement doors and door surrounds with stamped or molded faux paneling or leaded, beveled, or etched glass are strongly discouraged and rarely permitted. Stamped or molded faux paneled doors are inappropriate substitutes for door types found in historic districts.</i>	A metal clad door is proposed for the rear entrance. As the original door is missing, <u>staff recommends approval of the proposed door, with the condition that the door have simulated divided lights and specifications be submitted for administrative review.</u>
Porches, pg. 49 #2	<i>Typical deck railings, consisting of nailed-up stock elements, are not approved as they are not based on a compatible historical model found in Richmond's Old and Historic Districts.</i>	A new landing and stair is proposed at the rear door. <u>Staff recommends the rear stair have Richmond rail and be painted or stained a neutral color.</u>
Decks, pg. 51 #2	<i>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.</i>	
HVAC Equipment, pg. 68 #1	<i>New units should be placed in side or rear yards so as to minimize their visual impact. Side yard units should be located as far away from the front of the building as possible.</i>	The application does not indicate the proposed location of the HVAC unit. <u>Staff recommends a site plan with the location of the exterior unit be submitted for administrative approval.</u>

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. Facade and south elevation



Figure 2. Assessor's record, 1934-1956



Figure 3. Rear elevation



Figure 4. Remnants of shed in rear yard

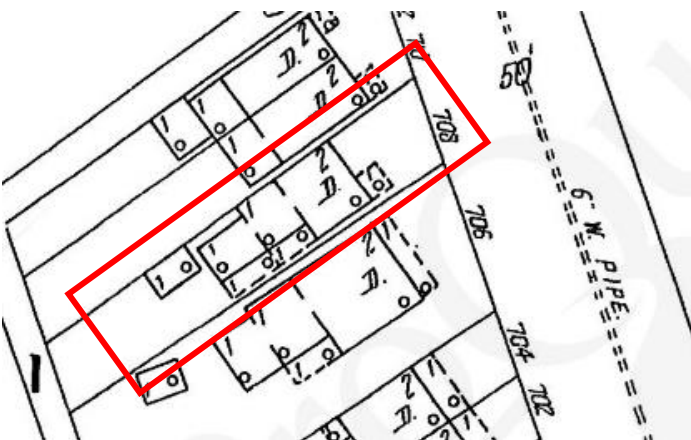


Figure 5. 1905 Sanborn Map

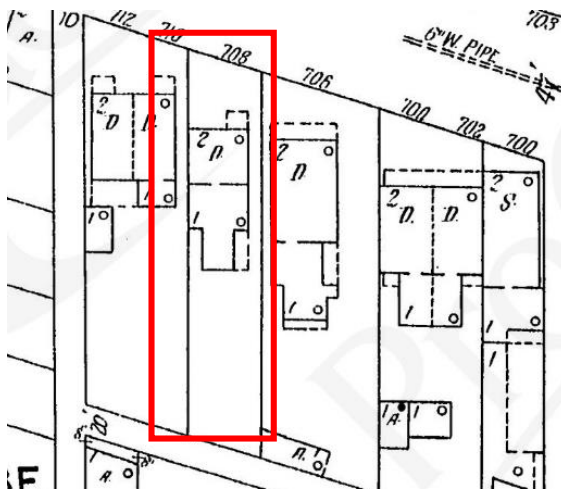


Figure 6. 1925 Sanborn Map