

**COMMISSION OF ARCHITECTURAL REVIEW  
STAFF REPORT  
June 27, 2017, Meeting**

6. **COA-018237-2017** (Nest Builders LLC)

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

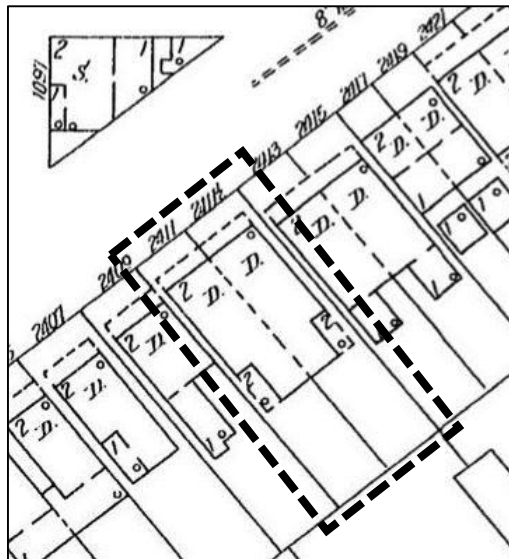
**Project Description:**

**Rehabilitate two single family homes  
and construct rear additions.**

**Staff Contact:**

**M. Pitts**

The applicant requests approval to rehabilitate a double house to include a rear addition in the Union Hill Old and Historic District. 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.



1925 Sanborn Map

The applicant came before the Commission for conceptual review of the project on May 23, 2017. The Commission was in general supportive of the project and expressed the following concerns:

- The Commission inquired if there was anything in the wall framing to show the original location of the façade windows as the brackets did not appear to align with the proposed window openings. The applicant stated that he did not know as he had not begun exploratory demolition.
- The addition should be differentiated from the existing structure.

The applicant has altered the plans from conceptual review as follows:

- The applicant proposes an extension of the historic cornice with corbels that align with the windows below.
- All windows are proposed to be 1/1 wood or aluminum clad wood windows.
- The front doors are to be constructed of wood not fiberglass as previously proposed.
- The first floor of the addition will be setback 6" from the existing building walls on both the east and west elevations.
- The rear 16 feet of the second floor of the addition will be setback 6" from the proposed building wall on both the east and west elevations. The 2<sup>nd</sup> floor of the addition will still cantilever over the 1<sup>st</sup> floor.

**Staff recommends approval of the project with conditions.**

**Siding:** 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*. As the *Guidelines* note that fiber cement siding is a product with limited applications which includes being used on secondary elevations with limited visibility from the public right of way (pg. 56), staff supports the installation of the fiber cement siding on the recessed portion at the rear of the existing structure with the condition that the siding be installed with a reveal consistent with the historic reveal, be smooth, and be unbeaded.

**Windows and Doors:** The *Guidelines* state that any restoration of windows should be based on pictorial, historical or physical documentation (pg. 55, #7). Though the applicant previously proposed 2/2 windows for the façade of the structure, the revised plans show 1/1 windows on the façade. As the applicant has provided photographic evidence of 2/2 windows on the façade, staff recommends 2/2 wood or aluminum clad wood windows be installed on the façade and that the windows be true or simulated divided lite windows with interior and exterior muntins and a spacer bar. Staff supports the installation of 1/1 wood or aluminum clad wood windows in new openings as the different lite configuration differentiates the new windows from the historic windows.

In response to the Commission's concerns regarding the corbels aligning with the window openings, the applicant is proposing an extension of the existing cornice with corbels to align with the proposed windows. As this element was not historically on the structure, staff recommends the proposed cornice extension not be installed. 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.

**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 and brackets to match the historic photograph. 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. As the black membrane porch roof effectively conveys the appearance of the existing flat lock metal roof, staff supports its installation.

**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 responded to the Commission's concerns about the need for the proposed addition being differentiated from the existing construction by setting it in from the existing building wall on both the first and second floor. Though staff had concerns that the cantilevered second story is not a building form found in the district, the Commission supported this design element.

**Painting:** The applicant proposes to paint 2313 Carrington Street "Classic French Grey" and install fiber cement siding in a similar grey color and proposes to paint 2315 Carrington Street "Naval" and install fiber cement siding in a similar navy blue color. The proposed paint colors are consistent with the Commission's paint palette as the palette recommends deep blue and slate 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.

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.