

5. COA-088212-2021

PUBLIC HEARING DATE

March 23, 2021

PROPERTY ADDRESS

2010-2012 Venable Street

DISTRICT

Union Hill

APPLICANT

JR1 Properties LLC

STAFF CONTACT

C. Jones

Commission of Architectural Review

STAFF REPORT



PROJECT DESCRIPTION

Rehabilitate two two-story attached residences and construct a rear addition.

PROJECT DETAILS

- The applicant proposes to rehabilitate two attached single-family homes in the Union Hill City Old and Historic District and construct a two-story rear addition. The existing homes are two-story frame Italianate houses built ca. 1895.
- The two-story rear addition will have a shed roof and be inset from the sides. The addition will be clad in fiber cement panels with a parged foundation, wood doors, and two-over-two wrapped wood windows.
- In addition to general repair of deteriorated materials, the proposed rehabilitation work includes:
 - Siding repair
 - Window replacement
 - Roof replacement
 - Door replacement
 - Porch repair



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STAFF RECOMMENDATION

APPROVE WITH CONDITIONS

PREVIOUS REVIEWS

The Commission previously reviewed this application at the October 2020 meeting. At this meeting the Commission approved the application with the following conditions:

- Any replacement of the cornice elements be done in-kind with wood to match the existing design and profile.
- One paint color be used for the entire building and be submitted to staff for administrative approval.
- Any existing box gutters be retained and repaired, and specifications for any new gutters be submitted to staff for administrative approval.
- The replacement railing be a hand-sawn design, to match the historic photograph.
- The second-story façade windows at 2010 Venable Street be replaced with two-over-two wood or aluminum clad wood windows with simulated divided lights with interior and exterior muntins and spacer bars between the glass.

- The applicant submit a detailed window survey and work with staff for an administrative approval of window repairs, or replacement.
- The front doors be retained. If they are beyond repair, staff recommends the new doors match the existing design.
- The exterior portions of the chimneys be retained and the plans be revised to include the chimneys, prior to the issuance of a building permit.
- The existing windows in the outer bays on the first story on the rear elevation be retained on each house.
- The fiber cement siding on the addition be smooth and unbeaded.
- The roof of the addition be placed below the existing roofline, to differentiate the new construction from the existing building.
- The windows on the second story rear elevation of the existing massing be removed.
- The windows on the addition be of a contemporary design, differentiated from the historic windows.
- The following information be submitted for administrative approval:
 - Paint colors
 - Roof and gutter specifications
 - Window specifications
 - Door specifications
 - Site plan showing location of HVAC

The applicant informed staff that they cannot place the addition roof the below the existing roofline and instead proposes to use a different exterior material to differentiate the historic building and the new addition.

The applicant has updated the plans for the window pattern on the façade and in keeping with the Commission approval now proposes two-over-two windows on the second story of the façade and a one-over-one window for the addition. The applicant has also updated the plans to use a hand-sawn design that matches the historic photograph.

STAFF RECOMMENDED CONDITIONS

- Any existing features, including the box gutters and cornice elements, be retained or repaired in-kind with wood to match the existing design and profile.
- The applicant submit a detailed window survey and work with staff for an administrative approval of window repairs, or replacement if necessary.
- The front doors be retained. If they are beyond repair, staff recommends the new doors match the existing design.
- The exterior portions of the chimneys be retained and the plans be revised to include the chimneys, prior to submitting plans for building permits.
- The existing windows in the outer bays on the first story of the rear elevation be retained on each house.
- The roof form for the proposed addition be changed, perhaps to a gable, to distinguish the form of the addition from the historic building.
- The following information be submitted for administrative approval:
 - Paint colors
 - Roof and gutter specifications
 - Window specifications
 - Door specifications
 - Site plan showing location of HVAC

STAFF ANALYSIS

Standards for Rehabilitation pg. 59

2. Retain original wood features such as cornices, brackets, window and doorway surrounds, sashes and doors. Maintain the historic reveal or exposure of the siding and trim, as it is an important character-defining feature.

The application states that the existing cornice will be repaired and painted. Staff recommends any replacement of the cornice elements be done in-kind with wood to match the existing design and profile.

7. 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.

The plans also indicate that new front doors will be installed. The existing front doors are identical designs that closely match the front doors at 2006-2008 Venable Street. Staff recommends the front doors be retained. If they are beyond repair, staff recommends the new doors match the existing design and specifications be submitted to staff for administrative approval.

The application states that the asphalt siding will be removed and the underlying wood siding will be repaired or replaced in-kind.

Windows, pg. 69

7. Windows should only be replaced when they are missing or beyond repair. Any reconstruction should be based on physical evidence or photo documentation.
8. 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.

The plans and project narrative indicate that all windows will be replaced with new wood windows. As a window survey was not submitted with the application, staff recommends the applicant submit a detailed window survey and work with staff for an administrative approval of window repairs, or replacement.

Standards for Rehabilitation #5, pg. 59

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.

Standards for New Construction, Form #1, pg. 46

1. New construction should use a building form compatible with that found elsewhere in the historic district. Building form refers to the specific combination of massing, size, symmetry, proportions, projections and roof shapes that lend identity to a building. Form is greatly influenced by the architectural style of a given structure.

The proposed addition uses a building form found throughout the district, including on the identical attached houses at 2006-2008 Venable Street. Staff notes that according to the Sanborn maps the property at 2006-2008 historically had a two-story rear addition. The applicant has informed staff that they cannot lower the roof slope to meet one of the conditions of approval. Staff further notes that it appears the height of the roof where it meets the historic roof appears to have increased. Staff recommends that if the applicant cannot meet this condition of approval that they change the roof form, perhaps to a gable, to distinguish the form of the addition from the historic building.

Standards for New Construction, Materials & Colors, pg. 47

1. Additions should not obscure or destroy original architectural elements.

The construction of the addition will require the removal of the windows and doors on the rear elevation. Staff recommends the existing windows in the outer bays on the first story rear elevation be retained on each house, as the

		<u>new addition will not interfere with these openings. Staff recommends the windows on the second story rear elevation of the existing massing be removed.</u>
Section #1, pg. 1	<p>2. <i>Materials used in new residential construction should be visually compatible with original materials used throughout the district.</i></p> <p>3. <i>Paint colors for new additions should complement the historically</i></p>	The applicant now proposes hardi panels for the rear addition. Staff finds that the hardi panels are a material found on historic buildings and additions in the surrounding district.
Paint, Frame Structures, pg. 63	<p>1. <i>High quality paint should be used following directions for preparation and application. A paint professional should be consulted before beginning your project.</i></p> <p>2. <i>It is important that color selections blend with and complement the overall color schemes on the street.</i></p>	The application states that the building will be painted. Staff notes that the attached homes, 2006-2008 Venable Street, will also be rehabilitated and painted. To maintain a cohesive appearance between the buildings, <u>staff recommends one paint color be used for the entire building and be submitted to staff for administrative approval.</u>
Roofs, Removal of elements, 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 the structure.</i>	The elevations do not show the two existing chimneys. As the chimneys are historic features, <u>staff recommends the exterior portions of the chimneys be retained and the plans be revised to include the chimneys, prior to submitting plans for building permits.</u>
Roofs, Gutter and Downspout Repair #7, pg. 66	<i>Box or stop gutters catch water in a trough that is part of the roof or eave.</i>	The application does not address drainage or gutters at the property. <u>Staff recommends any existing box gutters be retained and repaired and specifications for any new gutters be submitted to staff for administrative approval.</u>
HVAC Equipment, pg. 68	<p>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></p> <p>2. <i>Rooftop units should be located so that they are minimally visible from the public right-of-way, and screening should be considered.</i></p>	The plans do not indicate the location of the HVAC units. <u>Staff recommends a site plan showing the HVAC locations be submitted for administrative approval prior to submitting plans for building permits.</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. 2010-2012 Venable Street, façade

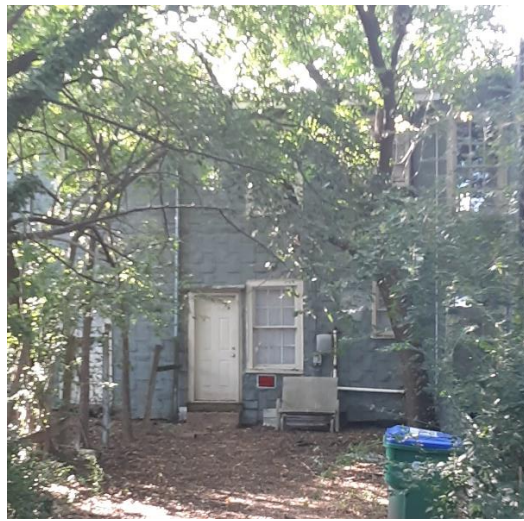


Figure 2. 2010 Venable Street, rear elevation, view from alley



Figure 3. Assessor's card, 1957-1977, 2010 Venable on right