

**COMMISSION OF ARCHITECTURAL REVIEW
STAFF REPORT
May 24, 2016 Meeting**

8. **CAR No. 16-067** (R. & M. Hash)

**613 North 22nd Street
Union Hill Old and Historic District**

Project Description: **Modify an existing rear yard fence, construct a pergola, replace concrete steps with wooden steps, install new handrails and porch decking, and paint the structure.**

Staff Contact: **M. Pitts**

The applicant requests approval to rehabilitate elements of the exterior of an Italianate style home in the Union Hill Old and Historic District. Specifically, the applicant proposes the following work:

- **Rear Yard Fence:** Increase the height of the existing brick piers to 7 ½ feet. Replace the wooden pickets which are located between the brick piers with wooden palings of a similar width to the previous pickets. The proposed palings will be butted together, have a straight top, be 6 ½' in height, and painted White Hyacinth (#42 in the Commission's paint palette).
- **Pergola:** Construct a wooden pergola in the rear yard. The approximately 16 ½' by 17' pergola will be 9'-4" feet in height and will be stained or painted White Hyacinth.
- **Front Porch Rehabilitation:** Replace the upper three concrete stairs with wooden stairs. Install Richmond rail style handrails. Replace the existing modern decking with tongue and groove wooden decking.
- **Paint:** Paint the structure as follows:
 - **Siding:** Colonial Revival Gray (#5)
 - **Porch Decking:** Retreat (#7)
 - **Front Door:** Roycroft Copper Red (#29)
 - **Hand Rails:** White Hyacinth (#42)

Staff recommends approval of the project with conditions.

Rear Yard Fence: The *Richmond Old and Historic Districts Handbook and Design Review Guidelines* state that new fences should be constructed using materials and designs appropriate to the Old and Historic District and that rear-yard privacy fences should mimic traditional fence designs (pg. 74, #4, #7). The proposed fence is constructed of wood and brick which are materials found throughout the District in the construction of privacy fences. The Guidelines also

note that existing brick walls should not be removed and replaced with contemporary features, and the applicant has incorporated the brick piers into the proposed design by increasing their height. As the *Guidelines* note that fences along main thoroughfares shall be painted or opaquely stained color to complement the colors of the main house, staff supports painting the wooden portions of the fence white as the proposed fence fronts M Street.

Pergola: The *Richmond Old and Historic Districts Handbook and Design Review Guidelines* offer very little guidance about small, freestanding structures such as arbors and pergolas. It does, however, note that auxiliary structures should be compatible with the design of the major buildings on the site, and respect the materials and colors of the main structure (pg. 48, Outbuildings 1-4). The *Guidelines* also suggests that new auxiliary structures should be located to the rear or side of the property to emphasize that they are secondary to the main residence. The proposed pergola is subordinate to the house on the site, and the proposed design and materials of the pergola complement the residence and the adjacent deck. Staff recommends that the structure be painted the White Hyacinth color as proposed or if the applicant desires to stain the structure that it be opaquely stained a neutral color, to be reviewed and administratively approved by staff, that complements one or more of the colors found on the main structure.

Porch Rehabilitation: The *Guidelines* note that porches should be repaired and partial replaced rather than completely replaced (pg. 67). Staff recommends approval for the proposed rehabilitation of the porch as the applicant is proposing to remove non-historic features including the decking, hand rail, and concrete stairs with more appropriate materials and designs.

Paint: The *Guidelines* note that for Italianate style structures such as the subject home; greens, rusts, reds, and browns are appropriate colors for the walls and trimwork. Though a warmer brown/gray color may be appropriate for the Italianate dwelling, staff does not find the cool gray color proposed meets the Commission's guidelines for the style of the home. For this reason, staff recommends the applicant paint the body of the structure a color more appropriate for the style of the dwelling.

It is the assessment of staff that the application, with the above noted conditions, is consistent with the Standards for Rehabilitation and New Construction 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 pages cited above, adopted by the Commission for review of Certificates of Appropriateness under the same section of the code.