

6. COA-067387-2020

PUBLIC HEARING DATE

January 28th, 2020

PROPERTY ADDRESS

420 North 26th Street

DISTRICT

Church Hill North

APPLICANT

K. Johnson

STAFF CONTACT

C. Jones

Commission of Architectural Review

STAFF REPORT



PROJECT DESCRIPTION

Rehabilitate an existing one-story detached, single-family residence, including partial demolition, and construct a rear addition; construct a new detached, two-story single-family residence.

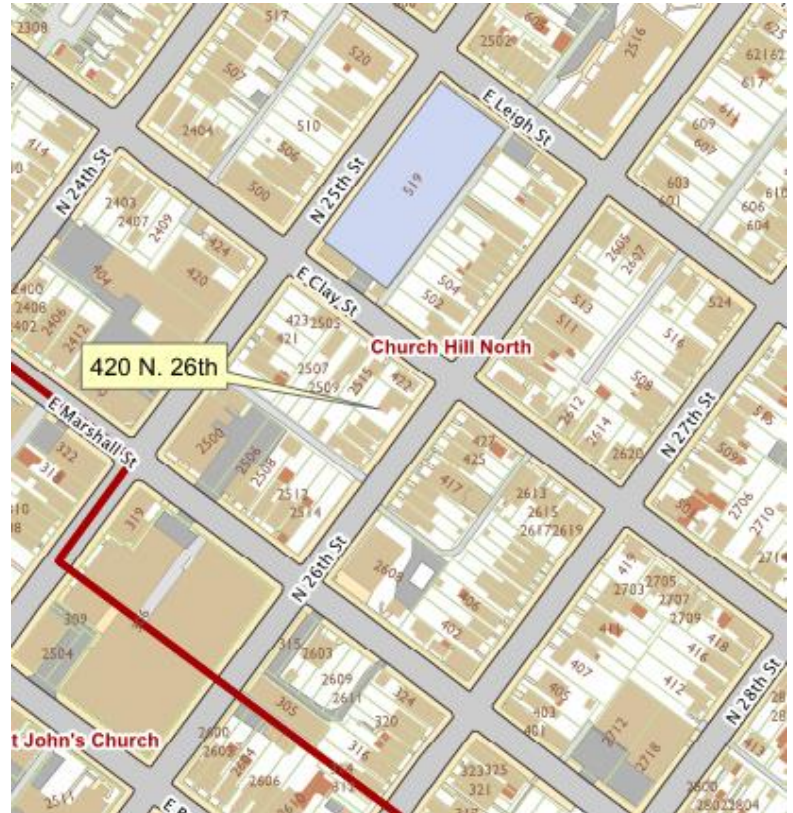
PROJECT DETAILS – 420 North 26th Street

- The applicant proposes to demolish a ca. 1968 side addition and construct a new rear addition. The applicant also proposes to rehabilitate the existing building by raising the roof and adding new roofing, siding, doors, porch supports, and porch railing.

PROJECT DETAILS – 418 North 26th Street

The demolition of the side addition at 420 North 26th Street will allow the applicant to split the lot and create a new lot at 418 North 26th Street for new construction. This lot split and new construction will be subject to a special use permit (SUP). Details of the proposed new construction include:

- A single-family, detached residence, 2 stories in height, 3 bays wide with side gable roof and a 1-story, full-width porch. Other details include a central doorway and a mix of single 2/2 windows and casement windows with transoms.
- Proposed materials include: a faux slate roof, 8” lap siding, and a brick and CMU foundation. The porch is proposed to have a metal roof supported by 8x8 fiberglass wrapped columns.



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STAFF RECOMMENDATION

APPROVE WITH CONDITIONS

PREVIOUS REVIEWS

The Commission previously reviewed this application at the August 27th, 2019 meeting. During the meeting, the Commission mostly commented on the new construction. The majority of the review focused on the fenestration pattern for the new construction and the Commission suggested that the paired windows on the façade are generally considered inappropriate; indicated that the 3rd story as submitted would have to be reduced in height; and stressed the importance of avoiding false historicism in new construction.

The applicant has revised the application based on staff and Commission feedback. For the existing dwelling the applicant has inset the proposed rear addition 4 inches, the width of a corner board, on the visible left side. For the proposed new construction the applicant has changed the roof form, removed the decorative cornice line, removed the dormers, and changed the fenestration from paired windows to single windows.

The applicant returned to the Commission on October 22, 2019. During the meeting, the Commission expressed concern about raising of the wall height of the existing building from about 7'-5" to 9.5 feet and if this would alter the roof slope and would change the scale and proportion of the building from the front. The Commission stated that the roof of the addition should be either below the eaves of the rear roof slope, or come in as a gable on the rear roof. The Commissioners requested additional information about the change in height and roof form from the applicant.

The Commission also discussed the window configuration on the new construction, with some Commissioners in support of the proposed 2/2 window configuration while others stated a preference for a 1/1 window configuration, stating that it would help to distinguish the new construction from the historic buildings in the area. At the October 22, 2019 meeting, the Commission voted to defer the application.

STAFF RECOMMENDED CONDITIONS

Staff recommends the following for the existing building:

- the applicant work with staff to reinstate the original window sizes based on physical evidence found during the demolition phase of the project
- the applicant use a dark TPO on the rear roof slope

Staff recommends the following for the new construction:

- the applicant use a more consistent window pattern and size on the visible elevations, and simply the design, including using 1/1 windows for the visible windows
- the architectural shingles be submitted for staff review and approval, the metal porch roof be flat lock or a dark membrane, and the roof be a dark TPO
- the applicant use a consistent material treatment for the foundation

STAFF ANALYSIS – 420 North 26th Street, Demolition, Addition, Rehabilitation

Standards for Demolition, Appendix	<i>According to Sec. 30-930.7(d) of the Historic Preservation Ordinance: The commission of architectural review shall not issue a certificate of appropriateness for demolition of any building or structure within an old and historic district unless the applicant can show that there are no feasible alternatives to demolition. The demolition of historic buildings and elements in old and historic districts is strongly discouraged. The demolition of any building deemed by the commission to not be a part of the historic character of an old and historic district shall be permitted. The demolition of any building that has deteriorated beyond the point of being feasibly rehabilitated is permissible, where the applicant can satisfy the commission as to the infeasibility of rehabilitation. The commission may adopt additional demolition standards for the review of certificates of appropriateness applications to supplement these standards.</i>	The applicant proposes to demolish a ca. 1968 14x16 feet (224 SF) addition on the building. Staff believes the addition does not contribute to the overall historic character of the building or of the surrounding district. Staff also finds the addition detracts from the historic form of the building, which was originally rectangular. Staff recommends approval of the request to demolish the side addition.
Standards for New Construction, Siting, pg. 46	<i>1. Additions should be subordinate in size to their main buildings and as inconspicuous as possible. Locating additions at the rear or on the least visible</i>	The applicant proposes to construct a new rear addition that will be 20' long and 19'-8" wide (approximately 400 SF). Staff finds the proposed addition will be minimally visible as it

side of a building is preferred.

is located at the rear and there is not an alley behind the existing building. Based on staff and Commission feedback, the applicant has inset the left elevation 4 inches to differentiate it from the historic building.

For the rear addition, the applicant has responded to staff and Commission feedback and now proposes a lower roof slope for the roof addition that is placed below the roof of the historic building. Staff notes that the roof of the historic building will be raised and the rear addition will be located below the new roof height of the historic building but will be taller than the historic roof eave.

Standards for New Construction, Form, 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.

Staff finds the demolition of the side addition and the construction of a rear addition will convert the building from an L-shape to a mostly rectangular building. Staff finds a rectangular building is more in keeping with the original shape of the building and those found in the surrounding area.

2. New residential construction should maintain the existing human scale of nearby historic residential construction in the district.

Staff finds the proposed 1-story rear addition maintains the human scale of the existing building and surrounding area.

Standards for New Construction, Height, Width, Proportion, and Massing, pg. 47

1. New residential construction should respect the typical height of surrounding residential buildings.

The applicant has responded to the Commission request and has added information to the elevations about the increased height of the building. Staff notes that the overall height of the building will be increased to 17'-6" and the front wall will be raised to 9'-1 1/2" from 7'-5".

Staff finds that this is in keeping with the surrounding properties which are generally 2 stories in height.

Though not indicated in the application, staff believes the new roof height will also result in a taller porch. Staff finds that the proposed porch maintains the historic configuration between the roof height and the porch height.

Materials and Colors

2. Materials used in new residential construction should be visually compatible with original materials used throughout the district.

The applicant proposes to use a black metal roof for the front slope and a white TPO membrane on the rear, lap siding in pearl grey for the exterior of the building, and horizontal lattice between the brick piers. Other materials include 6x6 wood columns, 1/2 lite fiberglass door, wood crown moulding, and composite decking and fascia boards. In response to staff and Commission feedback, the applicant now

proposed to use all 1/1 windows. Staff recommends the applicant use dark TPO for the rear roof slope.

Standards for New Construction, Doors & Windows, pg. 49

- 1. The size, proportion and spacing patterns of door and window openings on a new addition should follow patterns established by the original building.*
- 2. The architectural appearance of original windows should be used as models for new windows. Changes in the sash, depth or reveal, muntin configuration, frame or glazing is strongly discouraged.*

The applicant has responded to staff and Commission feedback and now proposes a 1/1 window on the front, side, and rear elevations. Staff recommends that if any physical evidence of the original window size is found during the demolition phase of the project that the applicant work with staff to reinstall windows that match the original window size.

STAFF ANALYSIS – 418 North 26th Street (Proposed), New Construction

Standards for New Construction, Form, pg. 46

- 1. New construction should use a building form compatible with that found elsewhere in the historic district.*

In response to staff feedback, the applicant has changed the roof from a false mansard with lower shed to a side gable roof. The applicant has also decreased the height from approximately 29'-3" to approximately 28'-2". Staff finds the revised roof form is more in keeping with the surrounding properties in the district.

- 2. New residential construction should maintain the existing human scale of nearby historic residential construction in the district.*
- 3. New residential construction and additions should incorporate human-scale elements such as cornices, porches and front steps into their design.*

The applicant proposes human-scale elements including a 1-story, full-width porch, and a centered front entrance door.

Standards for New Construction, Height, Width, Proportion, and Massing, pg. 47

- 1. New residential construction should respect the typical height of surrounding residential buildings.*

As noted above, the applicant has lowered the roof height to approximately 28'-2" and staff finds that this is in keeping with the surrounding residential properties.

- 3. The cornice height should be compatible with that of adjacent historic buildings.*

The cornice height appears to be compatible with the 2-story building at 420 North 26th Street and will be shorter than the neighboring building at 416 North 26th Street.

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

- 2. Materials used in new residential construction should be visually compatible with original materials used throughout the district.*

The applicant proposes synthetic slate shingles for the front roof slope, smooth and unbeaded lap siding for the exterior walls, and a parged CMU and brick foundation. Staff finds these materials are generally in keeping with the materials found in the surrounding area. However, staff requests the applicant submit the details of the synthetic slate shingles for review and approval. Staff also notes that a mix of foundation materials is not common in the district and recommends the applicant use a consistent material treatment for the foundation,

either all brick or all parging.

Materials for decorative details include 2/2 aluminum clad wood windows with simulated divided lites on the façade, square fiberglass columns, and metal roofing for the front porch and dormers. Staff recommends the applicant consider a simplified window pattern, including the use of 1/1 windows for the visible windows to simplify the overall design and reflect the recent construction. Staff also recommends the applicant use a flat lock metal roof for the porch.

Standards for New Construction, Doors & Windows, pg. 49

3. The size, proportion, and spacing patterns of doors and window openings on free standing, new construction should be compatible with patterns established within the district.

The applicant proposes horizontally aligned openings on the façade. On the side elevations there is an inconsistent window pattern. Staff notes that the applicant has updated some of the windows and has removed some of the divided transom windows; however staff still finds the overall window pattern, including the mix of styles and sizes, to be inconsistent with patterns found in the surrounding area and recommends the applicant use a more consistent window pattern and size on the visible elevations. Staff also recommends the applicant simplify the window lite patterns and use a consistent pattern including the use of 1/1 windows for the visible windows to reflect that this is recent construction.

Standards for New Construction, Porches and Porch Details, pg. 49

3. New porch railing designs, compatible with the overall design of the building, will also be considered.

The applicant proposes a cable railing for the porch handrails and no porch railing. Staff finds the cable railing to be a modern element mixed into a more traditional design. Staff recommends the applicant use a more traditional railing to be more architecturally cohesive with the overall design of the facade.

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. 420 North 26th Street, façade.



Figure 2. 420 North 26th Street, side addition.



Figure 3. 420 North 26th Street, rear elevation. View from East Clay Street.



Figure 4. 420 North 26th Street, ca. 1960.

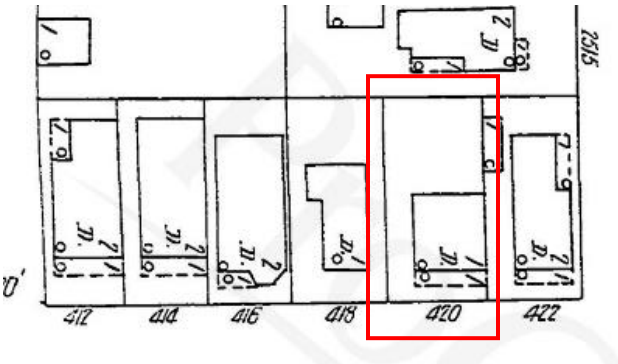


Figure 5. 1905 Sanborn map

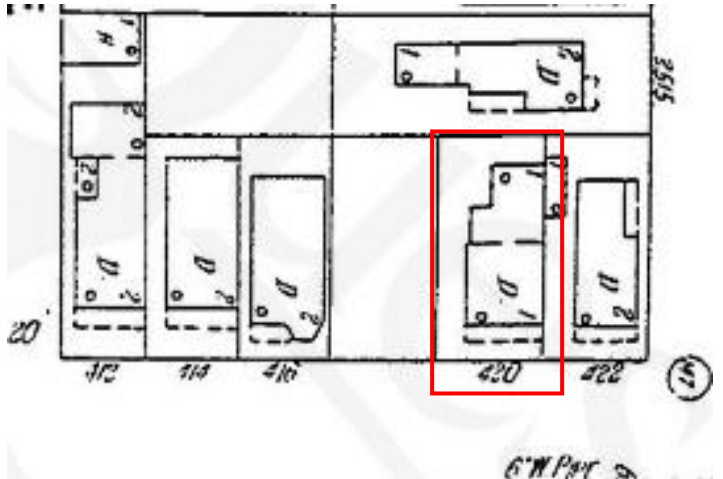


Figure 6. 1925 Sanborn map



Figure 7. 418 and 416 North 26th Street.



Figure 8. 422 North 26th Street.



Figure 9. 412 and 414 North 26th Street.



Figure 10. 425 and 427 North 26th Street.