

9. COA-053433-2019

PUBLIC HEARING DATE

May 28th, 2019

PROPERTY ADDRESS

2216 Venable Street

DISTRICT

Union Hill

APPLICANT

Willing & Co. Investments LLC

STAFF CONTACT

C. Jones

Commission of
Architectural Review

STAFF REPORT



PROJECT DESCRIPTION

Rehabilitate an existing, semi-attached, single-family residence.

PROJECT DETAILS

- The applicant proposes to demolish a one-story, rear addition and replace it with a two-story addition.
- The proposed addition is inset by two inches and will continue the shed roof profile of the existing building. The addition will be clad in fiber cement siding and will have two windows.
- The applicant also proposes to replace the windows.
- According to the City of Richmond Assessor information, the existing main mass is 1080 square feet and the rear, one-story section is 143 square feet. The applicant proposes a 24 foot by 14 foot, two-story addition which would add 672 additional square feet to the building.



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STAFF RECOMMENDATION

PARTIAL APPROVAL

PREVIOUS REVIEWS

None.

STAFF RECOMMENDED CONDITIONS

- Staff recommends denial the demolition of the rear section of the building.
- The massing and size of the addition be redesigned to be more subordinate to the existing building.
- The siding on the addition be smooth and unbeaded, in a color to be approved by staff.
- The addition have a consistent fenestration pattern with vertically aligned windows on the visible elevations.
- Staff requests the specifications for the replacement windows and doors be submitted for staff review and approval.
- The location of the HVAC equipment be shown on a site plan, and details for how the equipment will be screened if it is determined to be visible from the street or alley be submitted to staff for review and approval.
- Site improvements – including fences, paving, or regarding to address drainage – be submitted for administrative review and approval.

- Any proposed repairs to the porch including materials be submitted to staff for review and approval.

STAFF ANALYSIS

Standards for Demolition, pg. 82	<p><i>According to Sec. 114- 930.7(d) and 114- 930.9 of the Historic Preservation Ordinance: The Commission 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.</i></p> <p><i>Under the provisions of Sec. 32-930.7., the Commission shall approve requests for demolition when:</i></p> <p><i>1) There are no feasible alternatives to the proposed demolition. "Feasible alternatives" include an appropriate new use and rehabilitation, relocation of the structure to a compatible site or re-sale of the property to an individual committed to suitable rehabilitation or relocation.</i></p> <p><i>2) A building or structure is deemed not to be a contributing part of the historic character of an Old and Historic District.</i></p> <p><i>3) The Commission deems that a building or structure has deteriorated beyond the point of feasible rehabilitation.</i></p>	Sanborn maps indicate that the buildings at 2216 and 2218 Venable Street historically had one-story, masonry sections which they both retain. Based on the map evidence and staff observations, staff believes the rear section is original to the building and contributes to the historic character of the building. Staff further finds that the applicant has not provided evidence that the rear addition is deteriorated beyond the point of feasible rehabilitation.
Materials and Colors, pg. 47, #1	<p><i>Additions should not obscure or destroy original architectural elements.</i></p>	The large rear addition will completely obscure the rear elevation of the existing building and require the removal of the historic rear addition.
Standards for Rehabilitation, pg 4, #s2, 6	<p><i>2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.</i></p> <p><i>6. Deteriorated historic features shall be repaired rather than replaced. When the severity of deterioration requires replacement or a distinctive feature, the new feature shall match the old in design, color, texture and other visual qualities and, where possible, materials.</i></p>	<p><u>Staff recommends against the demolition of the rear section of the building and recommends it be repaired and preserved in a manner that maintains the historic character of the building.</u></p>
Standards for Rehabilitation, pg 4, #9	<p><i>9. New additions, exterior alterations or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale and architectural features to protect the</i></p>	Staff recommends that the new addition be differentiated from the historic building with such design elements as a deeper setback, different materials, and be a size and scale that protects the existing architectural features. Staff further recommends the addition be designed in such a way as to maintain the existing

	<i>historic integrity of the property and its environment.</i>	footprint.
Siting, pg 46, #1	<i>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 side of a building is preferred.</i>	Staff acknowledges that the proposed addition is located at the rear of the building. However, the proposed addition will be the same height and of similar massing to the existing building and could add up to 55% more square footage to the existing building. Staff finds that the addition will not be subordinate to the main building. <u>Staff recommends the size and massing of the addition be redesigned to be more subordinate to the existing building.</u>
Materials and Colors, pg. 47, #s2-3	<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 used should be similar to the historically appropriate colors already found in the district.</i></p>	The applicant proposes to use siding on the addition. <u>Staff recommends the siding be smooth and unbeaded in a color to be approved by staff.</u>
Doors and Windows, pg. 49, #1	<i>The size, proportion and spacing patterns of door and window openings on a new addition should follow patterns established by the original building. Windows on most commercial and residential properties throughout Old and Historic Districts have a vertical orientation.</i>	Staff finds that the addition, as currently proposed, includes two windows on each floor of the side elevation, a door and window on the rear first story, and a centered window on the second story rear. <u>Staff recommends the addition have a consistent fenestration pattern with vertically aligned openings on the visible elevations.</u>
Guidelines for Administrative Approval of Window Replacement	<i>Any new windows must be the same material as the historic windows or be historically appropriate wood, aluminum clad wood, or steel for industrial and commercial buildings, and must correspond to the dimensions of the opening and the documented muntin configuration of the historic windows, and must meet the Replacement Window Requirements: 1) the replacement windows match the number, location, size, and glazing pattern of the historic windows, 2) the replacement windows match the original windows in material, depth of reveal, muntin configuration, the reflective quality or color of the glazing, and the appearance of the frame and sash 3) the replacement windows have the same lite configuration as the existing window based on physical evidence or photographic documentation of historic windows. The replacement windows must have true or simulated divided lites with interior and exterior muntins and spacer</i>	The applicant has indicated the historic windows are no longer extant and that they will be replaced. The façade elevation indicates there will be a flat window on the second story. Staff has found images of a two-over-two arched window on the front elevation and recommends an arched, two-over-two lite configuration for the replacement windows. The windows should meet the Commission Guidelines, and be wood or aluminum clad wood with a true or simulated divided light with a space bar. <u>Staff requests the specifications for the replacement windows be submitted for staff review and approval.</u>

bars between the glass, and 4) the replacement windows have clear glass with non-reflective coatings or tinting.

Roofs, pg. 66

2. When repairing metal roofs, metal fasteners compatible with that roof material should be used. Deteriorated roof supports should be repaired and substitute materials that will not result in the same visual appearance as the rest of the roof should be avoided.

3. Substitute materials may be used if the same kind of material is not technically feasible because the material is no longer being made.

Staff notes the porch roof is in need of repair. Staff recommends that applicant submit details about any porch repairs, including materials, for staff review and approval.

Mechanical Equipment, pg. 68

The visual impact of new mechanical equipment should be minimized to protect the historic character of the district.

The applicant has not provided information about where the new HVAC equipment will be located. Staff requests the location of the HVAC equipment be shown on a site plan to be submitted to staff for review and approval. Staff further requests details for how the equipment will be screened if it is determined to be visible from the street or alley.

Site Improvements, pg 76-78

Structural changes to the grounds of a property, including the installation or alteration of walls, fences, or structures; paving; regrading; and the installation or removal of major plantings.

Staff notes that the front of the property has a metal chain-link fence while the side has a wood fence in a state of disrepair. Staff also notes that the rear of the property has drainage concerns. Staff requests that any site improvements – including fences, paving, or to address drainage – be submitted for administrative review and approval.

It is the assessment of staff that, with the conditions above, the application is partially 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

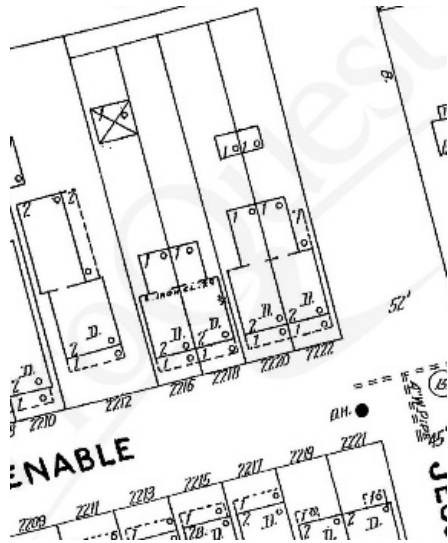


Figure 1. 1905 Sanborn Map.

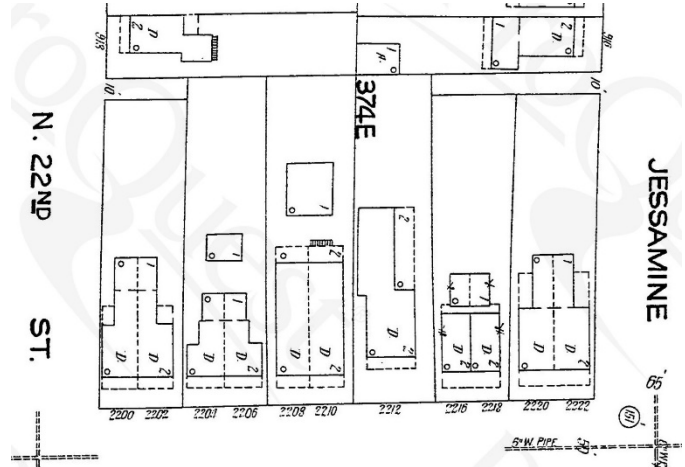


Figure 2. 1925 Sanborn Map.



Figure 3. 2216 Venable Street.



Figure 4. 2216 Venable Street, side elevation.



Figure 5. 2216 Venable, rear elevation.



Figure 6. View to rear from Jessamine Street.