

COMMISSION OF ARCHITECTURAL REVIEW
STAFF REPORT
February 27, 2018, Meeting

9. COA-030052-2018 (Obadiah LLC)

514 West 19th Street
Springhill Old and Historic District

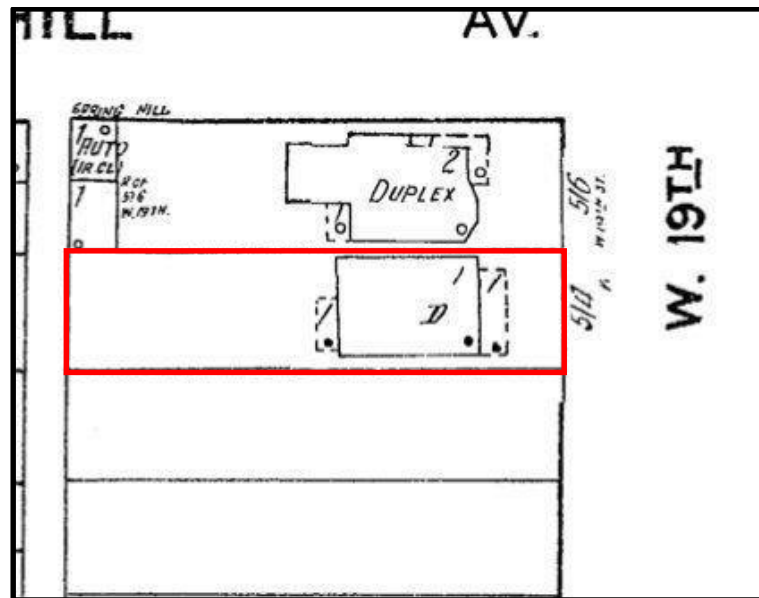
Project Description:

Remove rear porch enclosure
and construct rear addition.

Staff Contact:

M. Pitts

Description of Existing Structure: The applicant requests approval to remove a rear porch enclosure and construct an addition at the rear of a single family home in the Springhill Old and Historic District. The existing structure is a single story Craftsman Bungalow constructed ca. 1925. The home is a one-story, three-bay house with a low-pitched, front-gabled roof, and a full-width, front-gabled porch. Per the 1950 Sanborn Map, the home had a single story open porch at the rear. The rear porch has been enclosed with vinyl siding, and windows and a door have been installed.



1950 Sanborn Map

Proposal: The applicant proposes to rehabilitate the existing structure by repairing the windows in-kind on the front and side elevations and replacing the roof in-kind with architectural shingles. The applicant is proposing to demolish the existing single story porch enclosure and construct a new addition to extend 14 feet into the rear yard. The north building wall of the proposed addition will

align with the north building wall of the existing structure. The addition will have a rear facing gable roof with a pitch to match the existing structure and will be clad in fiber cement siding with a reveal to match that of the existing aluminum siding. The rear wall of the addition will have a pair of 6/1 aluminum clad wood windows. The south elevation of the addition will have a half lite door. The applicant is proposing to convert an interior doorway to a window opening on the rear wall of the existing structure. The applicant is proposing to clad the rear wall of the existing structure in fiber cement siding and construct a small rear deck without a railing.

Staff recommends partial approval of the project with conditions.

Rehabilitation: The rehabilitation of the structure appears to meet the general standards for rehabilitation outlined on page 54 of the *Richmond Old and Historic District Handbook and Design Review Guidelines*, which recommend the retention and repair of character-defining, historic features of a property. As the *Guidelines* note that fiber cement siding is an appropriate substitute for wood siding on secondary elevations (pg. 60), staff supports the use of the fiber cement siding on the rear elevation with the condition that the siding be smooth and without a bead.

Removal of the Porch Enclosure: The *Guidelines* note that demolition of historic elements is discouraged though it can be permitted when the element is deemed to not be a contributing part of the historic character of the District (pg. 82). As the rear porch enclosure is an altered feature that is clad in inappropriate vinyl siding, staff does not find that it is a character defining, contributing feature to the historic structure and recommends approval of the demolition of this element.

Addition: The *Guidelines* state that additions should be subordinate in size and as inconspicuous as possible (pg. 52, Siting #1). The proposed addition is small in scale and located at the rear of the property. The Standards for Rehabilitation found on pages 4-5 of the *Guidelines* state that new additions should be differentiated from the old, and changes that create a false sense of historical development shall not be undertaken. Staff has concerns that as the proposed addition will be an extension of the existing north building wall and roof, the addition will not be differentiated from the historic structure. Staff recommends the proposed addition be set in at least six inches from the existing north building wall to differentiate the new construction from the existing structure. The *Guidelines* note that the architectural appearance, size, proportion, and spacing patterns of original windows should be used as a model for new windows on additions (pg. 49, Doors and Windows #1, #2). Staff supports the use of 6/1 paired aluminum clad wood windows on the addition as this window configuration is found on the historic structure with the condition that the windows be true or simulated divided lite windows with interior and exterior muntins and a spacer bar. Staff recommends the fiber cement siding installed on the addition be smooth and without a bead.

Deck: The proposed deck meets the Commission's guidelines for decks as it is in the rear yard and does not damage any significant site elements of the property. Staff recommends the deck be painted or stained a neutral color that complements one or more of the colors found on the main structure and the sub-decking, if visible, be screened with wood lattice work or with brick piers.

It is the assessment of staff that, with these conditions, 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 pages cited above, adopted by the Commission for review of Certificates of Appropriateness under the same section of the code.