

**12. COA-070151-2020**

PUBLIC HEARING DATE

April 28, 2020

PROPERTY ADDRESS

2302-2304 Venable Street

Commission of  
Architectural Review  
STAFF REPORT



DISTRICT	APPLICANT	STAFF CONTACT
Union Hill	Streetcar Properties	C. Jeffries

**PROJECT DESCRIPTION**  
**Construct a two-story side addition on a semi-attached brick residence.**

**PROJECT DETAILS**

- The applicant proposes to construct a 2-story side addition on a residence in the Union Hill City Old and Historic District.
- The existing building is a 2-story brick semi-attached Italianate residence with three bays and a full-story front porch.
- The proposed addition is 16 feet wide and 34 feet deep, and set 5 feet back from the existing building face. The addition will be four feet from the adjacent 2-story building.
- The addition will be frame with smooth fiber cement siding, 1/1 wood windows, steel doors, and a parged concrete block foundation.



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STAFF RECOMMENDATION

**APPROVE WITH CONDITIONS**

**PREVIOUS REVIEWS**

The rehabilitation of the semi-attached homes at 2304-2306 Venable Street were approved by the Commission in May 2019.

**STAFF RECOMMENDED CONDITIONS**

- The foundation be brick and continue around the rear of the building to cover the rear wall.
- The cornice brackets be painted white.

**STAFF ANALYSIS**

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

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 side of a building is preferred.

The proposed addition is subordinate in size, as it is shorter and narrower than the main building. The addition will be visible from the street; however, it is located on the side and is set back from the face of the main building.

Standards for New Construction, Form #3, pg. 46	3. New residential construction and additions should incorporate human-scale elements such as cornices, porches and front steps into their design. In Richmond, porches were historically an integral part of residential design and provide much of the street-level architectural character of Richmond's historic districts.	The proposed addition includes a cornice which is compatible with the existing building.
Standards for New Construction, Massing #3, pg. 47	3. The cornice height should be compatible with that of adjacent historic buildings	
Standards for New Construction, Materials #1, pg. 47	1. Additions should not obscure or destroy original architectural elements.	The application states that the existing windows will be converted into doors, minimizing the impact to the existing building. Staff also notes that this wall was largely rebuilt by the applicant as the historic wall was unsound.
Standards for New Construction, Materials #2-3, pg. 47	2. Materials used in new residential construction should be visually compatible with original materials used throughout the district. 3. Paint colors for new additions should complement the historically appropriate colors used on the primary structure.	The applicant is proposing a parged concrete block foundation for the addition which terminates on the outside corner of the rear of the addition, due to the change in grade. Staff finds that parged concrete is not consistent with the existing brick building, especially along the street-front. <u>Staff recommends the foundation be brick and continue around the rear of the building to cover the rear wall.</u>
Standards for New Construction, Windows and Doors #1, 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.	The application states that the addition will follow window patterns established by the main building. Windows on the first floor will be taller than the second floor windows. The applicant is proposing two transom windows on the side of the building, but staff finds that these windows will be minimally visible due to the setback from the street and the proximity of the adjacent building.
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 is consistent with the form of the existing building as well as that found elsewhere in the historic district.
Paint, #5 pg. 63	Individual details in cornices and columns should not be emphasized with additional color.	Staff notes that the cornice brackets have been emphasized with black paint. As this paint scheme was not approved and is not consistent with the Guidelines, <u>staff recommends the brackets be painted white.</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.

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## FIGURES



Figure 1. View of lot from Venable Street



Figure 2. View of lot from rear alley



Figure 3. 2304-2306 Venable Street.