

# 10. COA-079725-2020

PUBLIC HEARING DATE

October 27, 2020

PROPERTY ADDRESS

2010-2012 Venable Street

DISTRICT

Union Hill

APPLICANT

Hammersmith Contracting Co.

STAFF CONTACT

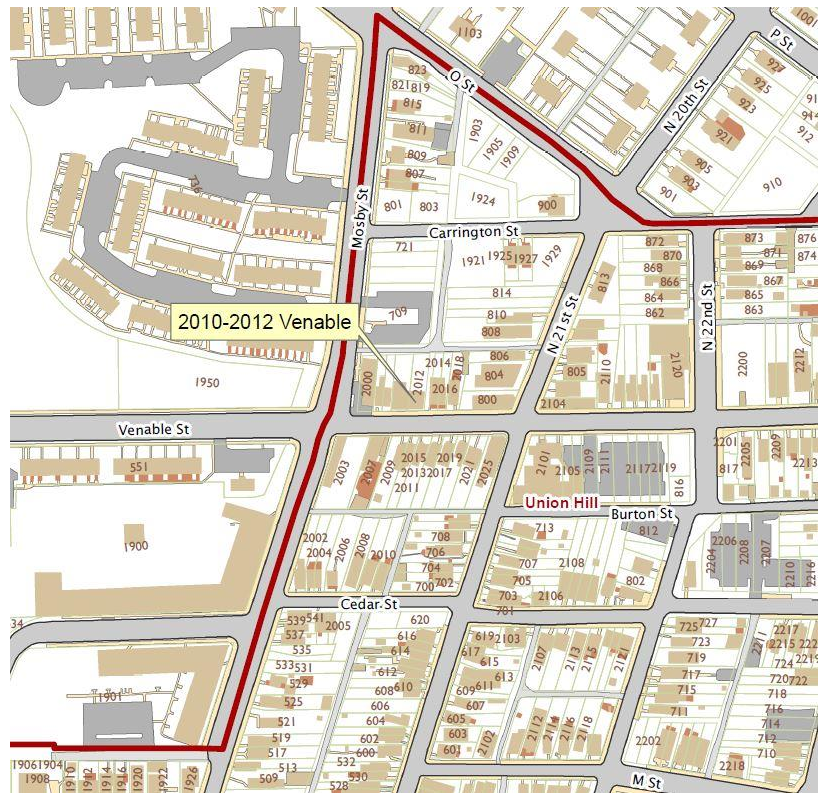
C. Jeffries

## PROJECT DESCRIPTION

**Rehabilitate two, two-story attached residences, and construct a rear addition.**

## PROJECT DETAILS

- The applicant proposes to rehabilitate two attached single family homes in the Union Hill City Old and Historic District and construct a small 2-story rear addition. The existing homes are two-story, frame Italianate houses built ca. 1895.
- The two-story rear addition will have a shed roof and be inset from the sides. The addition will be clad in fiber cement siding with a parged foundation, wood doors, and 2/2 wrapped wood windows.
- In addition to general repair of deteriorated materials, the proposed rehabilitation work includes:
  - Siding repair
  - Window replacement
  - Roof replacement
  - Door replacement
  - Porch repair



The City of Richmond assumes no liability either for any errors, omissions, or inaccuracies in the information provided regardless of the cause of such or for any decision made, action taken, or action not taken by the user in reliance upon any maps or information provided herein.

## STAFF RECOMMENDATION

**APPROVE WITH CONDITIONS**

## PREVIOUS REVIEWS

None.

## STAFF RECOMMENDED CONDITIONS

- Any replacement of the cornice elements be done in-kind with wood to match the existing design and profile.
- One paint color be used for the entire building and be submitted to staff for administrative approval.
- Any existing box gutters be retained and repaired, and specifications for any new gutters be submitted to staff for administrative approval.
- The replacement railing be a hand-sawn design, to match the historic photograph.
- The second story façade windows at 2010 Venable Street be replaced with 2/2 wood or aluminum clad wood windows with simulated divided lights with interior and exterior muntins and spacer bars between the glass.

- The applicant submit a detailed window survey and work with staff for an administrative approval of window repairs, or replacement.
- The front doors be retained. If they are beyond repair, staff recommends the new doors match the existing design.
- The exterior portions of the chimneys be retained and the plans be revised to include the chimneys, prior to the issuance of a building permit.
- The existing windows in the outer bays on the first story on the rear elevation be retained on each house.
- The fiber cement siding on the addition be smooth and unbeaded.
- The roof of the addition be placed below the existing roofline, to differentiate the new construction from the existing building.
- The windows on the second story rear elevation of the existing massing be removed.
- The windows on the addition be of a contemporary design, differentiated from the historic windows.
- The following information be submitted for administrative approval:
  - Paint colors
  - Roof and gutter specifications
  - Window specifications
  - Door specifications
  - Site plan showing location of HVAC
  - Revised plans

### STAFF ANALYSIS

Standards for Rehabilitation #2, pg. 59

*Retain original wood features such as cornices, brackets, window and doorway surrounds, sashes and doors. Maintain the historic reveal or exposure of the siding and trim, as it is an important character-defining feature.*

The application states that the existing cornice will be repaired and painted. Staff recommends any replacement of the cornice elements be done in-kind with wood to match the existing design and profile.

The application states that the asphalt siding will be removed and the underlying wood siding will be repaired or replaced in-kind.

Paint, Frame Structures, pg. 63

*1. High quality paint should be used following directions for preparation and application. A paint professional should be consulted before beginning your project.  
2. It is important that color selections blend with and complement the overall color schemes on the street.*

The application states that the building will be painted. Staff notes that the attached homes, 2006-2008 Venable Street, will also be rehabilitated and painted. To maintain a cohesive appearance between the buildings, staff recommends one paint color be used for the entire building and be submitted to staff for administrative approval.

Roofs, Roof repair, pg. 66

*3. Substitute materials may be used if the same kind of material is not technically feasible because the material is no longer being made. Substitute materials should match the original style and form as much as possible.  
5. The historic front and rear porches of many historic Richmond houses -particularly in the Jackson Ward and St. John's Church Old and Historic Districts- have shallow pitched metal roofs with flat seams (also called flat-lock seams). Flat seam metal roofs have a more homogenous appearance than the more typical standing seam metal roofs found on steeper slopes of the main*

The application states that the front porch roof will be replaced with a dark membrane, which is consistent with the Guidelines.

|   |   |  |
|---|---|--|
|   | <i>roof.</i>  |  |
| Roofs, Gutter and Downspout Repair #7, pg. 66 | <i>Box or stop gutters catch water in a trough that is part of the roof or eave.</i>  | The application does not address drainage or gutters at the property. <u>Staff recommends any existing box gutters be retained and repaired and specifications for any new gutters be submitted to staff for administrative approval.</u>  |
| Porches, Entrances and Doors, pg. 71          | <i>5. The entire porch should only be replaced if it is too deteriorated to repair or is completely missing; replacements should match the original as much as possible.</i>  | The application states that Richmond rail will be installed on the front porch. Photographic evidence indicates that the front porch historically had a decorative sawn balustrade, which was common in Union Hill. As there is no evidence of Richmond rail being on the front porch, <u>staff recommends the replacement railing be a hand-sawn design, to match the historic photograph.</u>  |
| Standards for Rehabilitation #7, pg. 59       | <i>Repair damaged elements instead of replacing them. Use materials that match the original in type, or use physically and chemically compatible substitute materials that convey the same appearance as the surviving elements or sections. Use available documentation when reconstructing missing elements. Pictorial, historical or physical documentation can be helpful.</i>  | Photographic evidence indicates that the second story windows on the façade were historically 2/2, as they are currently at 2012 Venable Street. <u>Staff recommends the second story façade windows at 2010 be replaced with 2/2 wood or aluminum clad wood windows with simulated divided lights with interior and exterior muntins and spacers between the glass, and window specifications be submitted to staff for administrative approval.</u><br><br>The plans also indicate that new front doors will be installed. The existing front doors are identical designs that closely match the front doors at 2006-2008 Venable Street. <u>Staff recommends the front doors be retained. If they are beyond repair, staff recommends the new doors match the existing design and specifications be submitted to staff for administrative approval.</u> |
| Windows, pg. 69                               | <i>7. Windows should only be replaced when they are missing or beyond repair. Any reconstruction should be based on physical evidence or photo documentation.<br/>8. The number, location, size or glazing pattern of windows should not be changed by cutting new openings, blocking out windows or by installing replacement sash that do not fit the original window. Changes to existing windows or the addition of new windows along a secondary elevation will be considered by the Commission on a case-by-case basis.</i> | The plans and project narrative indicate that all windows will be replaced with new wood windows. As a window survey was not submitted with the application, <u>staff recommends the applicant submit a detailed window survey and work with staff for an administrative approval of window repairs, or replacement.</u>   |
| Standards for Rehabilitation #5, pg. 59       | <u>Retain original windows including both functional and decorative elements such as frames, sash, muntins, glazing, sills, hood</u>  |  |

|  |   |   |
|--|---|---|
|  | <i>molds, paneled or decorated jambs and moldings, shutters and exterior blinds.</i>  |   |
| Roofs, Removal of elements, pg. 66                         | <i>10. Original chimneys, skylights and light wells that contribute to the style and character of the building should be retained, as their removal could alter the overall character of the structure.</i>   | The elevations do not show the two existing chimneys. As the chimneys are historic features, <u>staff recommends the exterior portions of the chimneys be retained and the plans be revised to include the chimneys, prior to the issuance of a building permit.</u>  |
| Standards for New Construction, Siting #1, pg. 46          | <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>  | The proposed addition is smaller than the existing building and is located in the rear.   |
| Standards for New Construction, Form #1, pg. 46            | <i>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.</i>                        | The proposed addition uses a building form found throughout the district, including on the identical attached houses at 2006-2008 Venable Street. <u>Staff recommends the roof of the addition be constructed below the existing roofline, to differentiate the new construction from the existing building.</u>  |
| Standards for New Construction, Materials & Colors, pg. 47 | <ol style="list-style-type: none"> <li><i>1. Additions should not obscure or destroy original architectural elements.</i></li> <li><i>2. Materials used in new residential construction should be visually compatible with original materials used throughout the district.</i></li> <li><i>3. Paint colors for new additions should complement the historically</i></li> </ol> | <p>The construction of the addition will require the removal of the windows and doors on the rear elevation. <u>Staff recommends the existing windows in the outer bays on the first story rear elevation be retained on each house, as the new addition will not interfere with these openings. Staff recommends the windows on the second story rear elevation of the existing massing be removed.</u></p> <p>Staff notes that the elevations do not match the proposed floor plans and <u>recommends that accurate revised plans be submitted for administrative approval.</u></p> |
| Standards for Rehabilitation #10, pg. 59                   | <i>While it is acceptable to use salvaged materials as in-kind replacement, adding features or salvaged architectural elements that suggest an inaccurate or undocumented sequence of construction should be avoided because this confuses our understanding of the evolution of Richmond's historic built environment.</i>   | The plans indicate that the windows on the rear elevation will be 2/2. This proposed light configuration would confuse the understanding of the evolution of the building and <u>staff recommends the windows on the addition be of a contemporary design, and specifications be submitted for administrative review.</u>   |
| Substitute Materials, pg. 60                               | Fiber cement siding is a siding option that has limited application for use on historic properties. Advertised as an alternative to vinyl or wood products, the application of these products in City Old and Historic Districts should be restricted to new freestanding buildings, secondary elevations   | <u>Staff recommends the fiber cement siding be smooth and unbeaded.</u>   |
| HVAC   | <i>1. New units should be placed in side or</i>   | The plans do not indicate the location of the   |



rear yards so as to minimize their visual impact. Side yard units should be located as far away from the front of the building as possible.

2. Rooftop units should be located so that they are minimally visible from the public right-of-way, and screening should be considered.

HVAC units. Staff recommends a site plan showing the HVAC locations be submitted for administrative approval.

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. 2010-2012 Venable Street, façade

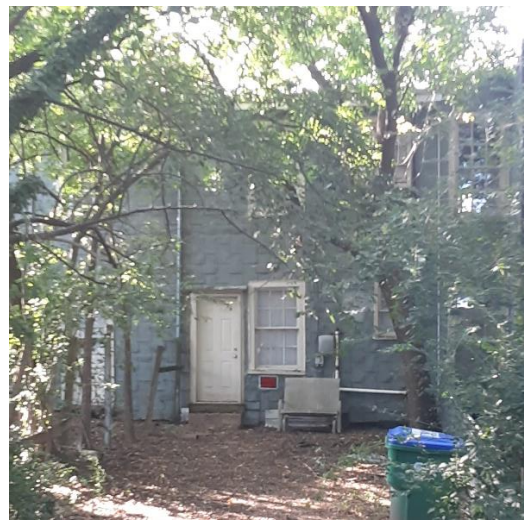


Figure 2. 2010 Venable Street, rear elevation, view from alley



Figure 3. Assessor's card, 1957-1977, 2010 Venable on right