

12. COA-084161-2020

PUBLIC HEARING DATE

January 26, 2020

PROPERTY ADDRESS

2115 Cedar Street

DISTRICT

Union Hill

APPLICANT

TNT Construction

STAFF CONTACT

C. Jeffries

Commission of Architectural Review

STAFF REPORT

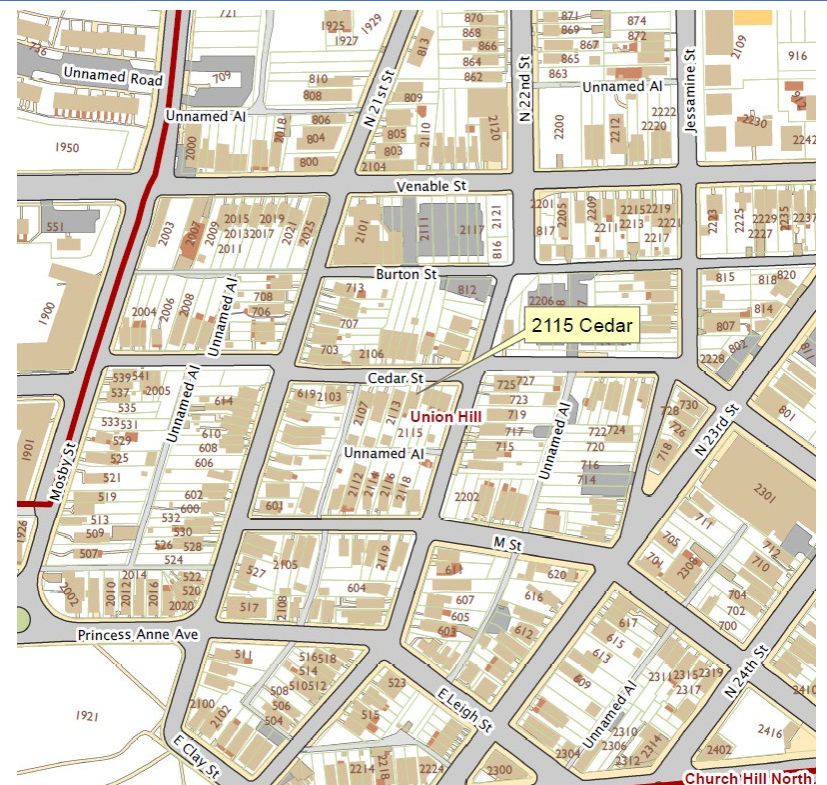


PROJECT DESCRIPTION

Demolish a one-story rear addition and construct a new two-story addition and a garage in the rear yard.

PROJECT DETAILS

- The applicant requests approval to renovate a 2-story frame Greek Revival home in the Union Hill City Old and Historic District. A 2-story rear addition with a porch and deck is also proposed.
- A 1-story frame garage is also planned in the rear yard.
- No changes are planned for the front of the building.
- Proposed materials for the addition and garages include:
 - Fiber cement siding
 - Aluminum clad windows
 - Parged foundation
 - Asphalt shingles and TPO



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STAFF RECOMMENDATION

APPROVE WITH CONDITIONS

PREVIOUS REVIEWS

None.

STAFF RECOMMENDED CONDITIONS

- The applicant submit additional information such as photographs or an engineer's report indicating the structural integrity of the 1-story portion for administrative approval.
- The applicant reduce the width of the proposed addition so that it is more subordinate to the main historic building.
- Window and door specifications be submitted for administrative approval.
- The fiber cement siding on the garage and addition be smooth and unbeaded.
- An alternate roofing material be used for the rear porch, and specifications be submitted for final review.
- The transom windows on the rear elevation be eliminated from the design and the applicant consider a full-size window to reflect the historic fenestration pattern.

- The exterior portion of the historic chimney be retained.
- The historic metal roof on the existing building be retained and repaired.
- Specifications for the garage door be submitted for administrative review.
- New paint colors be submitted to staff for administrative approval.

STAFF ANALYSIS

Standards for Demolition, pg. 82	<p><i>Under the provisions of Sec. 32-930.7., the Commission shall approve requests for demolition when:</i></p> <p>1) <i>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</i></p> <p>2) <i>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>3) <i>The Commission deems that a building or structure has deteriorated beyond the point of feasible rehabilitation.</i></p>	<p>The applicant is proposing to partially demolish an existing 1-story massing at the rear of the home. Staff notes that the plan indicates that the west wall of the structure will be retained. This section of the building has a shed roof, side porch, and a central chimney. Though the date of construction of this section of the building is unknown, it does appear on the 1905 Sanborn map of the property. Staff is unable to determine whether the proposed demolition meets the requirements for demolitions listed in the City Old and Historic District ordinance. <u>Staff recommends the applicant submit additional information such as photographs or an engineer's report indicating the building's structural integrity for administrative approval.</u></p>
Standards for New Construction, Siting, pg. 46	<p>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></p>	<p>The proposed addition is located at the rear and is inset from the side walls of the existing building.</p>
Standards for New Construction, Form, pg. 46	<p>1. <i>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></p>	<p>Staff finds that the proposed addition is in keeping with the historic building form in terms of size and roof shape. The proposed addition is also consistent with buildings found on the subject block.</p> <p>However, staff finds the massing of the addition is not in keeping with the Guidelines and <u>recommends the applicant reduce the width of the proposed addition so that it is more subordinate to the main historic building.</u></p>
Standards for New Construction, Materials and Colors, pg. 47	<p>2. <i>Materials used in new residential construction should be visually compatible with original materials used throughout the district.</i></p>	<p>The plans note clad windows and doors will be installed in the new construction but do not include specifications for proposed windows and doors. <u>Staff recommends specifications be submitted for administrative approval.</u></p>
Standards for New Construction, Materials and Colors, pg. 47	<p>4. Vinyl, asphalt, and aluminum siding are not permitted for use in City Old and Historic Districts. Other synthetic siding materials with a smooth, untextured finish may be allowed in limited cases, but approval by the Commission is always required.</p>	<p>The plans indicate that fiber cement siding is proposed for the addition. <u>Staff recommends the fiber cement siding be smooth and unbeaded.</u> Staff also finds that <u>the proposed asphalt shingles on the porch roof are not consistent with historic building materials and recommends an alternate roofing material be used for the rear porch, and specifications be submitted for final review.</u></p>

Standards for New Construction, Doors and Windows, pg. 49	<p><i>1. 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. Wide, horizontal so-called "picture windows" on new additions are strongly discouraged.</i></p>	<p>Windows proposed for the addition are generally consistent with the building and patterns found throughout the district. Staff finds that the transom windows located on the rear elevation are not consistent with historic patterns, and will be highly visible from the alley. <u>Staff recommends the transom windows on the rear elevation be eliminated from the design and the applicant consider a full-size window to reflect this historic fenestration pattern.</u></p>
Windows #8, pg. 69	<p><i>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></p>	<p>The applicant is proposing a new window on the east elevation of the existing building. Staff finds the new window will be minimally visible from the public right of way and recommends approval.</p>
Standards for Rehabilitation #4, pg. 56	<p><i>Retain original roof shape, size, materials and related elements including cupolas, chimneys and weather vanes; if replacement is necessary, consideration for use of slate, wood and metal, with respect to color and patterns, should be given.</i></p>	<p>The plans indicate that the rear chimney will be removed. As the guidelines recommend retaining original roof features such as chimneys, and the chimney is visible from the street and alley, <u>staff recommends the exterior portion of the historic chimney be retained.</u></p> <p>Staff also notes that the plans show the main building currently has an asphalt roof. Staff has observed that the rear slope of the existing roof is standing-seam metal. <u>Staff recommends the historic metal roof on the existing building be retained and repaired.</u></p>
Standards for New Construction, Residential Outbuildings, pg. 51	<p><i>1. Outbuildings, including garages, sheds, gazebos and other auxiliary structures, should be compatible with the design of the primary building on the site, including roof slope and materials selection.</i></p> <p><i>2. Newly constructed outbuildings such as detached garages or tool sheds should respect the siting, massing, roof profiles, materials and colors of existing outbuildings in the neighborhood.</i></p> <p><i>3. New outbuildings should be smaller than the main residence and be located to the rear and/or side of the property to emphasize that they are secondary structures.</i></p> <p><i>4. Prefabricated yard structures are discouraged. Screening will be considered as a mitigating factor for the installation of these structures. However, prefabricated structures will still be reviewed for</i></p>	<p>Staff finds the proposed garage is consistent with the main building as well as outbuildings found throughout the district, and on the subject block. <u>Staff recommends the fiber cement siding on the garage be smooth and unbeaded, and specifications for the garage door be submitted for administrative review.</u></p>

compatibility using the criteria developed in this section.

Paint colors, pg. 64

Wood-frame Buildings (including Stucco-clad buildings) 18C, Georgian, Federal, and Greek Revival styles: White, Spanish Brown, Yellow Ochre, Stone, Buff, Light Grey, Green-Grey, Medium Blue

The application does not indicate whether the building will be painted. Staff recommends any new paint colors be submitted to staff 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. 2115 Cedar Street, facade



Figure 2. View of chimneys from Cedar Street



Figure 3. Rear elevation, viewed from alley