

16. COA-044102-2018

PUBLIC HEARING DATE

November 27, 2018

PROPERTY ADDRESS

2800 E Leigh St

DISTRICT

Church Hill North

Commission of Architectural Review

STAFF REPORT



APPLICANT

M. Bebbs

STAFF CONTACT

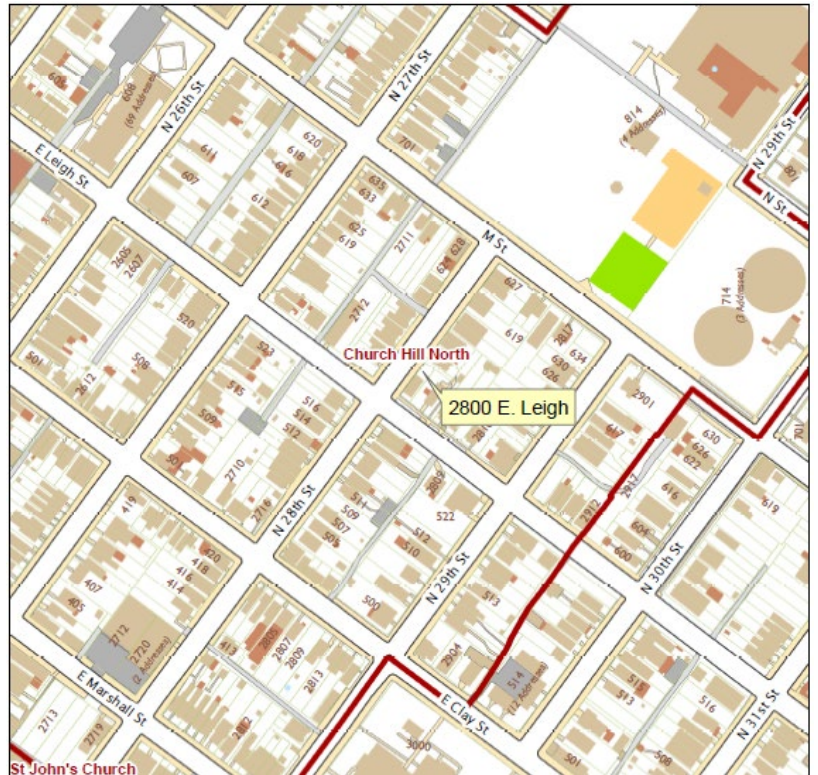
Carey L. Jones

PROJECT DESCRIPTION

Construct a rear addition, enclose side porches, repair and paint existing stucco.

PROJECT DETAILS

- The existing building on the property is a ca. 1925, two-story, stucco-covered dwelling. The applicant conceptual review and comment to enclose two rear corner porches and to construct a two-story, 324 SF addition on the rear. The first story will be a screened-in porch and the second story will be completely enclosed.
- The applicant further proposes to replace the already replaced windows, replace the front and rear door, replace the porch railing, and remove the chimneys.
- The applicant also proposes to relocate the HVAC unit.



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.

CONCEPTUAL REVIEW

PREVIOUS REVIEWS:

None.

The applicant is seeking **Conceptual Review** for this project. Conceptual review is covered under Sec. 30-930.6(d) of the City Code: The commission shall review and discuss the proposal with the applicant and make any necessary recommendations. Such Conceptual Review shall be advisory only. Commission staff reviewed the project through the lens of the "Standards for New Construction: Residential" on pages 44, and 46-47 and the "Standard for New Construction: Corner Properties – Residential" on page 48 of the Richmond Old and Historic District Handbook and Design Review Guidelines utilizing the Guidelines presented below.

STAFF COMMENTS

- Side porch enclosures should include window openings and horizontal and vertical elements to reference the historic porches.
- Windows on the new addition should relate on the first and second floor.
- Staff requests submittal of a contextual site plan that includes the location of the relocated HVAC unit and any other proposed site improvements.
- Dimensioned elevations with the new window headers and sills should be aligned with the existing.
- Any window and door replacements should fit the existing openings with specifications to be submitted for final review.
- Staff recommends denial of the removal of any historic features, notably the chimneys.
- The applicant should repair the existing railing or replace it with a railing that matches the historic railing.
- The final application should include a detailed statement of how the project conforms to the Guidelines

STAFF ANALYSIS

Standards for New Construction, Siting, pg. 46, #1	<i>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.</i>	Staff finds the proposed addition is located on the rear elevation and inset two feet from the most visible side elevation.
Standards for New Construction, Form, pg. 46 #s1-3	<i>1. New construction should use a building form compatible with that found elsewhere in the historic district.</i>	Staff finds the neighboring houses on East Leigh Street have two-story porches and enclosed additions.
	<i>2. New residential construction should maintain the existing human scale of nearby historic residential construction in the district.</i>	Staff finds the new addition uses human scale elements like porch columns, doors, and windows.
Standards for New Construction, Height, Width, Proportion, & Massing, pg. 47, #s1-2	<i>1. New residential construction should respect the typical height of surrounding residential buildings.</i>	Staff finds that there are other buildings in the area that have two-story, rear additions and porches.
	<i>2. New residential construction should respect the vertical orientation typical of other residential properties in surrounding historic districts.</i>	Staff has concerns that the proposed windows on the rear and left side elevation are not aligned with other openings on the first story. Staff also suggests that the headers and sills of the proposed windows align with the existing.
Standards for New Construction, Height, Width, Proportion, & Materials and Colors, pg. 47, #1	<i>1. Additions should not obscure or destroy original architectural elements.</i>	Staff finds the rear porches are a highly visible, historic feature and has concerns about enclosing them without any reference to these historic features. Staff recommends the proposed enclosures reference the historic porches and include window openings, siding, and exterior vertical corner boards and a horizontal floorboard.
Entrance and Porch Removal, Replacement and Reconstruction, pg. 71 # 13	<i>13. Porch enclosures to aid in energy conservation are only appropriate on secondary elevations. Solid materials are not recommended for use in enclosure projects since they can radically alter the historic appearance of</i>	

a porch. Glass enclosures which reveal decorative porch elements are strongly preferred.

Standards for New Construction, Height, Width, Proportion, & Materials and Colors, pg. 47, #s2-3

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. Paint colors used should be similar to the historically appropriate colors already found in the district.

Staff finds the proposed fiber cement siding is an appropriate exterior material for the addition as it clearly distinguishes the historic building and the new addition. The siding should be smooth and without a bead, in a color to be submitted for administrative review and approval.

Standards for Rehabilitation, Residential Construction, pg. 59, #s4-7, 9

4. 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.

Staff finds that removal of the chimney and replacement of the porch railing is not consistent with the *Guidelines*.

5. Retain original windows including both functional and decorative elements such as frames, sash, muntins, glazing, sills, hood molds, paneled or decorated jambs and moldings, shutters and exterior blinds.

Staff recommends that any replacement windows and doors match the existing openings.

6. Retain original entrances and porches including doors, frames, fanlights, sidelights, steps, balustrades, pilasters, entablatures, columns and decorative features.

The applicant proposes to replace the existing wood railing with a metal railing. Staff has located a photograph from 1977 which indicates the house previously had a metal railing with turned wood balusters. Staff recommends the applicant repair the existing railing or replace it with a railing that matches the historic railing.

New Construction, Doors and Windows, pg. 56 #4

Because the material cannot be manufactured to model effectively the appearance of historic windows, vinyl windows are not appropriate for contributing buildings in historic districts.

Staff finds the replacement of the already replaced windows to be generally consistent with the *Guidelines*. Staff requests the applicant provide additional information, including photographs, of the existing windows and specifications for the new windows for final review. Staff recommends the replacement windows be wood, or aluminum clad wood. Staff found a historic photograph of the building, and it appears on the front elevation second floor the windows were two-over-two. Staff recommends all of the replacement windows match this configuration.

IMAGES

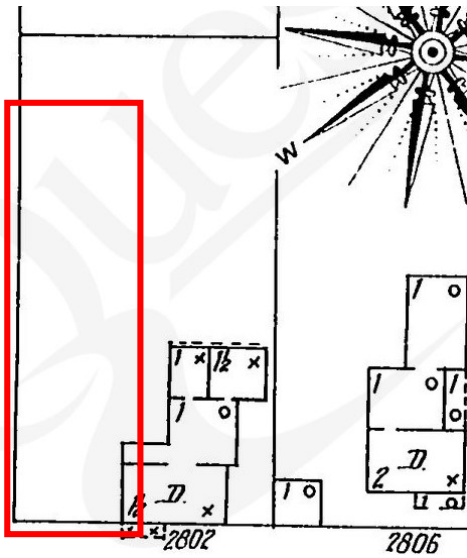


Figure 1. 1905 Sanborn Map

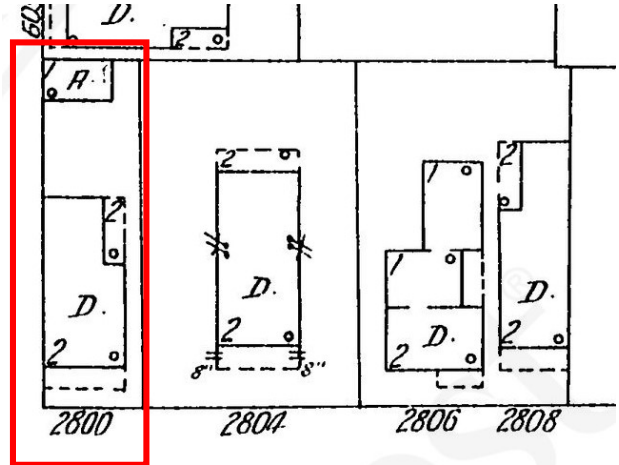


Figure 2. 1925 and 1952 Sanborn Map



Figure 3. 2800 East Leigh Street, ca. 1977.



Figure 4. 2800 East Leigh Street, 2018.



Figure 5. 2800 East Leigh Street, rear elevation, 2018.