

**6. COA-071515-2020**

PUBLIC HEARING DATE

April 28, 2020

PROPERTY ADDRESS

2017 Venable Street

DISTRICT

Union Hill

APPLICANT

A. Mahases

STAFF CONTACT

C. Jeffries

# Commission of Architectural Review

## STAFF REPORT

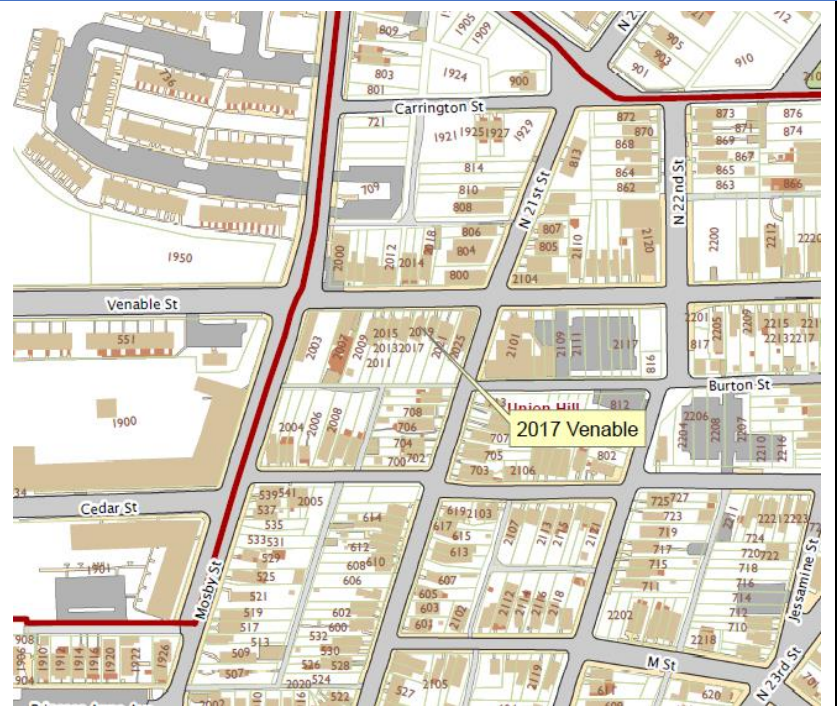


**PROJECT DESCRIPTION**

**Construct a 2-story rear addition on a single family home.**

**PROJECT DETAILS**

- The applicant requests approval to construct a second story frame addition above an existing 1-story mass on a frame single family home in the Union Hill City Old and Historic District.
- The proposed addition is approximately 15' by 13'6". It has the same footprint as the 1-story portion of the building below.
- The applicant proposes to use vinyl siding, a membrane roof, and two 1/1 windows on the rear elevation.
- There is an outstanding violation on the property as the chimneys were removed without approval.



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STAFF RECOMMENDATION

**APPROVE WITH CONDITIONS**

**PREVIOUS REVIEWS**

None.

**STAFF RECOMMENDED CONDITIONS**

- The new windows be aligned with the window below and be wood or aluminum clad wood, and materials specifications be submitted for administrative review and approval prior to the issuance of a building permit.
- Fiber cement or wood siding be installed on the addition, and specifications for the siding and trim be submitted to staff for administrative approval.
- Horizontal trim be used to differentiate the addition from the existing building.
- The chimneys be rebuilt to match the historic chimneys, and plans be submitted to staff for administrative approval.
- Any other planned exterior work be submitted to staff for administrative review and approval and approval and any existing historic fabric be retained.

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## STAFF ANALYSIS

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Standards for New Construction, Siting, pg. 46 #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>	A small 15' by 13'6" second story addition is proposed above an existing massing at the rear of the building. The material for the windows was not specified but they will be double hung windows. <u>Staff recommends the new windows be aligned with the window below and be wood or aluminum clad wood, and materials specifications be submitted for administrative review and approval prior to the issuance of a building permit.</u>
		The proposed addition generally meets the Commission's guidelines for additions as it is subordinate in size to the main building and located at the rear. <u>Staff recommends horizontal trim be used to differentiate the addition from the existing building.</u>
New Construction, Doors and Windows, pg. 49 #1	<i>The size, proportion and spacing patterns of door and window openings on a new addition should follow patterns established by the original building.</i>	The size and proportion of the proposed windows are consistent with the windows on the building.
Standards for New Construction, Materials, pg. 53, #4	<i>Vinyl, asphalt, and aluminum siding are not permitted for use in City Old and Historic Districts. Other synthetic siding materials with a smooth, un-textured finish may be allowed in limited cases.</i>	The application indicates that vinyl siding will be installed on the addition. Vinyl siding is not permitted in City Old and Historic Districts and <u>staff recommends fiber cement or wood siding be installed on the addition, and specifications for the siding and trim be submitted to staff for administrative approval.</u>
Standards for New Construction, Materials, pg. 47 #1-3	<ol style="list-style-type: none"> <li>1. <i>Additions should not obscure or destroy original architectural elements.</i></li> <li>2. <i>Materials used in new residential construction should be visually compatible with original materials used throughout the district.</i></li> <li>3. <i>Paint colors for new additions should complement the historically appropriate colors used on the primary structure.</i></li> </ol>	With the exception of the siding, the proposed materials and colors are visually compatible with original materials found throughout the building and district.
Standards for Rehabilitation, pg. 59 #4	<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>	<u>Staff recommends the chimneys be rebuilt to match the historic chimneys, and plans be submitted to staff for administrative approval.</u> Staff also notes that the building may require additional rehabilitation work.
Standards for Rehabilitation, pg. 59 #4	<i>Retain original features and materials that define the building style, including but not limited to wood siding, shingles, stucco and</i>	During a site visit staff observed that there may be additional work needed to restore the building. Staff also observed wood siding on the

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*masonry.*

building. Staff recommends any other planned exterior work be submitted to staff for administrative review and approval and any existing historic fabric be retained.

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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 rear of 2017 Venable Street from alley, looking north*