

10. COA-078394-2020

PUBLIC HEARING DATE

September 22, 2020

PROPERTY ADDRESS

708 North 21st Street

DISTRICT

Union Hill

APPLICANT

A. Jennings

STAFF CONTACT

C. Jeffries

Commission of Architectural Review

STAFF REPORT

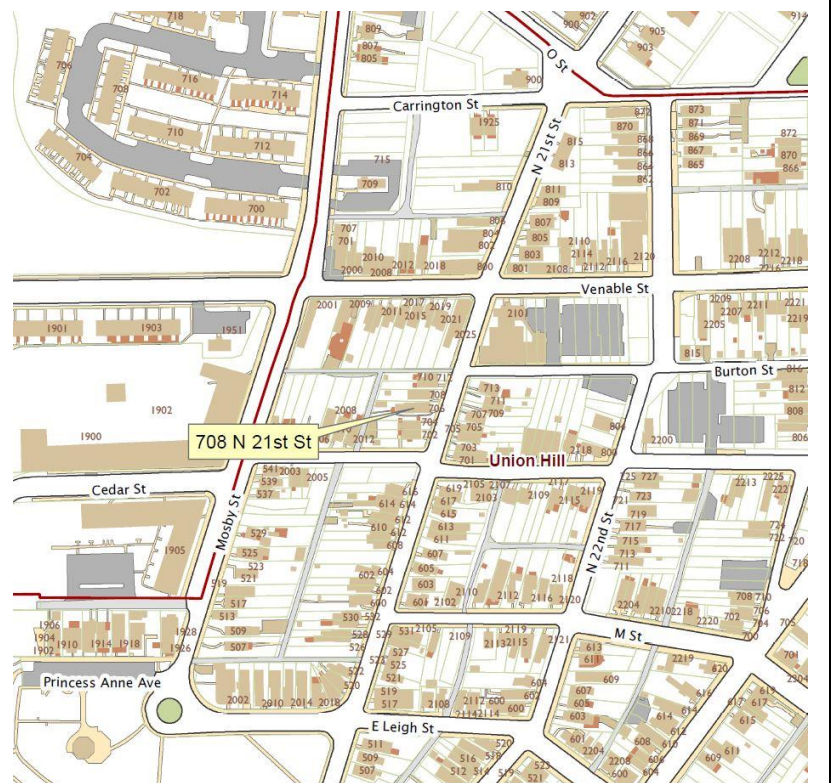


PROJECT DESCRIPTION

Remove rear, enclosed porch and construct a two-story addition.

PROJECT DETAILS

- The applicant is proposing to rehabilitate a two-story frame Greek Revival home in the Union Hill City Old and Historic District.
- The applicant proposes to complete the following work:
 - Replace the metal front porch columns with square columns and Richmond rail
 - Remove the metal awnings on the porch and windows
 - Replace the main roof with flat seam metal on the front and membrane on the rear
 - Replace all windows with simulated divided light windows
 - Remove a window opening on the side of the home
 - Demolish the existing 1-story rear enclosed porch
 - Construct an 18'x16' 2-story frame addition in the rear
 - Install a metal door in the rear entry
 - Construct a rear deck and balcony of pressure-treated wood
 - Paint the existing aluminum siding



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STAFF RECOMMENDATION

APPROVE WITH CONDITIONS

PREVIOUS REVIEWS

None.

STAFF RECOMMENDED CONDITIONS

- The new front porch posts and railing be wood.
- Windows 12, 7, and 8 be replaced with 6/6 aluminum clad wood windows with simulated divided lights, and window 13 be replaced with a 4/4 aluminum clad wood window with simulated divided lights.
- Windows 9 and 14 be retained and restored, consolidating sound sashes from the rear and sides of the home to the façade if possible.
- Window 12 be enclosed from the interior in a manner that could be reversed in the future and maintains the existing exterior appearance.
- The replacement windows for Windows 1-3 match the original light configuration, and window specifications be submitted for administrative review.

- The addition be inset from the south wall the width of a corner board.
- The windows and doors on the addition and the new windows on the rear elevation be of a contemporary design, and specifications be submitted to staff for administrative review and approval.
- The addition be clad in smooth unbeaded fiber cement siding.
- The rear deck and balcony have Richmond rail and be painted or opaquely stained a neutral color.
- The following items be submitted for administrative review:
 - Paint colors
 - Roof material specifications
 - Door and window specifications
 - A site plan with the location of the exterior HVAC unit

STAFF ANALYSIS

Standards for Rehabilitation, pg. 59 #6	<i>Retain original entrances and porches including doors, frames, fanlights, sidelights, steps, balustrades, pilasters, entablatures, columns and decorative features.</i>	<p>The applicant is proposing to replace the existing metal posts and railing on the front porch with eight-inch square posts and Richmond rail.</p> <p>The front porch has been altered over time. Sanborn maps indicate that the home originally possessed a small entry porch, which is indicative of the Greek Revival style. Assessor's records show a full front porch was installed by the 1930s. Photographic and physical evidence suggest that the porch originally had wooden posts, though the style of the posts cannot be determined. As evidence of the design of this early porch does not exist, <u>staff recommends approval of the proposed alterations to the front porch with the condition that the new posts and railing be wood, and paint colors be submitted for administrative review.</u></p>
Roofs, pg. 66 #6	<i>Pre-fabricated and pre-finished metal roofs typically have ridge and valley pieces that are installed on top of the seams, creating visible shadow lines not typical of historic buildings. These prefabricated metal roof systems are particularly inappropriate on historic front porches.</i>	The applicant is proposing to replace the existing metal roof with new metal on the front and TPO membrane on the rear. Staff finds that the rear slope of the roof is not visible and <u>recommends approval of the proposed TPO.</u>
Roofs, pg. 66 #5	<i>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 roof.</i>	The plans indicate that the front porch roof will be replaced with flat seam metal. <u>Staff recommends approval of the front porch roof replacement, with the condition that material specifications be submitted for administrative approval.</u>
Standards for Rehabilitation, pg. 59 #5	<i>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.</i>	Staff has confirmed with the applicant that the owner wishes to replace all window sashes. Storm windows are installed on many of the window openings and photographs submitted with the application indicate that some original

		windows may be repairable. <u>Staff recommends windows 12, 7, and 8 be replaced with 6/6 aluminum clad wood windows with simulated divided lights, and window 13 be replaced with a 4/4 aluminum clad wood window with simulated divided lights. Staff further recommends windows 9 and 14 be retained and restored, and sound sashes from the rear and sides of the home be consolidated to the façade if possible.</u>
Windows, pg. 69 #9	<i>The architectural character of windows should not be altered by inappropriate materials or finishes that radically change the sash, depth of reveal, muntin configuration, the reflective quality or color of the glazing or the appearance of the frame.</i>	The owner also wishes to replace the 3-part picture window on the façade. <u>Staff recommends that if it is the desire of the owner to retain the picture window design, the replacement windows match the original light configuration, and window specifications be submitted for administrative review.</u>
Secretary of the Interior's Standards for Rehabilitation #9, pg. 4	<i>New additions, exterior alterations or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale and architectural features to protect the historic integrity of the property and its environment.</i>	The plans indicate that the south wall of the addition will continue the plane of the existing building. <u>Staff recommends the south wall of the addition be inset the width of a corner board, to differentiate it from the historic building.</u>
Windows, pg. 69 #8	<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>	The plans indicate that a number of window deletions are proposed. The applicant is proposing to remove a window on the side of the home, as well as two windows at the rear of the home. A photograph from the 1930s to the 1950s show the side windows in their present location. The window in the side elevation is on a secondary elevation; however, it is visible from the street. The rear window openings that the applicant is proposing to remove will be relocated to accommodate the proposed addition. <u>Staff recommends the new windows be of a contemporary design. Similarly, staff recommends the windows on the addition be of a contemporary design distinguished from the historic building, and window specifications be submitted for administrative approval.</u> Due to the visibility of the window opening on the side elevation, <u>staff recommends that Window 12 be enclosed from the interior in a manner that could be reversed in the future and maintains the existing exterior appearance.</u>
Porches, Entrances & Doors, pg. 71	<i>Porch enclosures to aid in energy conservation are only appropriate on secondary elevations. Solid materials are</i>	Assessor's records indicate that the rear 1-story portion of the home was originally constructed as a porch in 1964. The porch was later

#13	<i>not recommended for use in enclosure projects since they can radically alter the historic appearance of a porch. Glass enclosures which reveal decorative porch elements are strongly preferred.</i>	enclosed with windows and siding in 1976. The Commission has previously approved the demolition of this structure and <u>staff recommends approval of the current proposed removal.</u>
Porches, pg. 49 #2	<i>Typical deck railings, consisting of nailed-up stock elements, are not approved as they are not based on a compatible historical model found in Richmond's Old and Historic Districts.</i>	A new rear deck and second-story balcony is proposed at the rear of the home, constructed of pressure treated wood with no roof structure. <u>Staff recommends the rear deck and balcony have Richmond rail and be painted or stained a neutral color.</u>
Decks, pg. 51 #2	<i>Decks should complement the architectural features of the main structure without creating a false historical appearance. Decks should be painted or stained a neutral color that complements one or more of the colors found on the main structure.</i>	
HVAC Equipment, pg. 68 #1	<i>New units should be placed in side or 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.</i>	The application does not indicate the proposed location of the HVAC unit. <u>Staff recommends a site plan with the location of the exterior unit be submitted for administrative approval.</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.

FIGURES



Figure 1. Facade and south elevation



Figure 2. Assessor's record, 1934-1956



Figure 3. Rear elevation

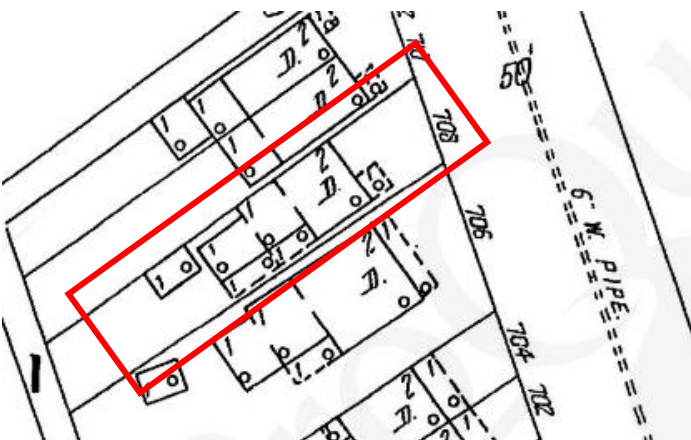


Figure 4. 1905 Sanborn Map

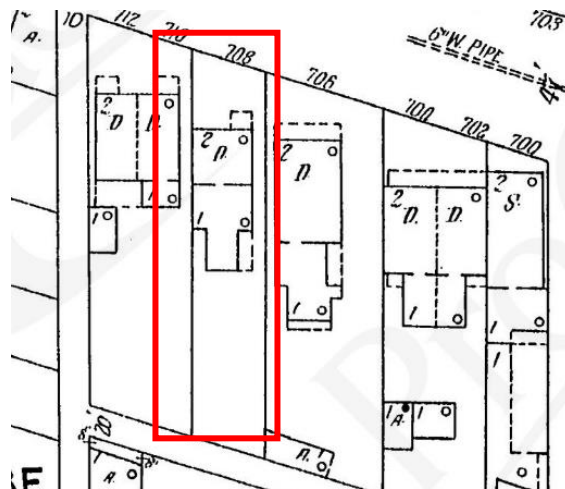


Figure 5. 1925 Sanborn Map