

7. COA-042467-2018

PUBLIC HEARING DATE

October 23, 2018

PROPERTY ADDRESS

706 North 21st Street

DISTRICT

Union Hill

Commission of Architectural Review

STAFF REPORT



APPLICANT

ClaireView Enterprises I, LLC

STAFF CONTACT

Carey L. Jones

PROJECT DESCRIPTION

Construct a rear addition, deck, and one-story garage.

PROJECT DETAILS

Demolish a rear, one-story addition

Construct a second story, rear addition

- Construct a second story addition
- Materials: TPO roof, hardi siding
- One-over-one windows

Construct a rear deck

- Richmond rail
- Foundation screened with wood lattice

Construct a one-story garage

- One-car garage, side-gable roof at the rear of the site at the alley
- Chain link fence removed and a wooden fence of similar height installed

Front porch restoration

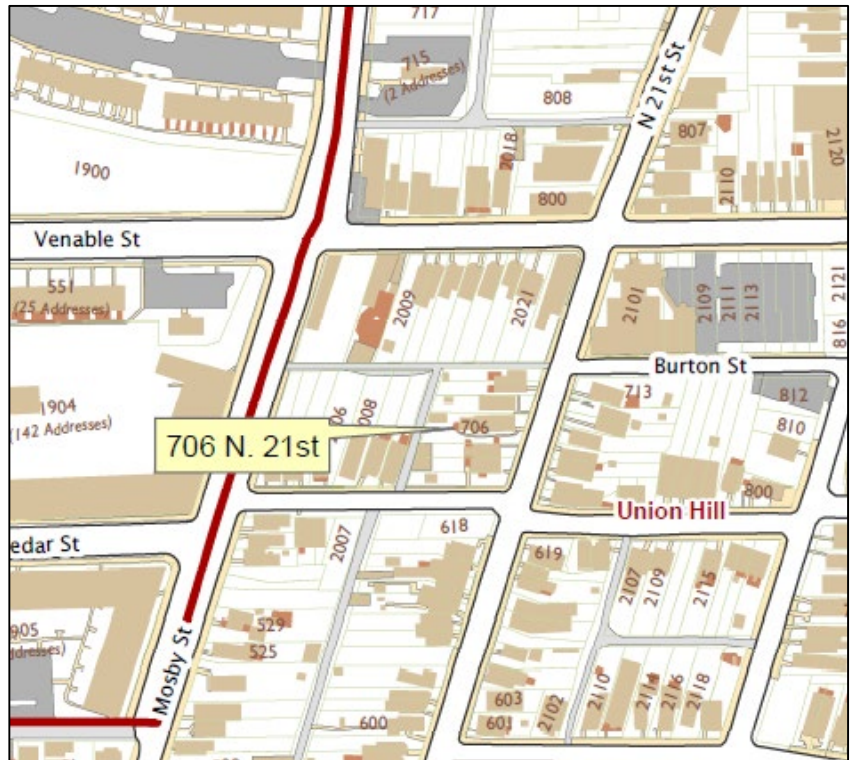
- Changes to the railing and columns at the front porch; Richmond rail and turned wood columns

Site Improvements

- Chain link fence removed and a wooden fence of similar height installed

Exterior siding

- Historic building asphalt will be covered with smooth fiber cement siding



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CONCEPTUAL REVIEW

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 of the Richmond Old and Historic District Handbook and Design Review Guidelines utilizing the Guidelines presented below.

STAFF COMMENTS

The following items will need to be included for final review:

- Dimensioned elevations
- Proposed colors
- Fence details

- Window and garage door details
- Additional information about proposed changes to the fenestration pattern

STAFF ANALYSIS

Porch Restoration

*Porches and
Porch Details, pg.
49, #2*

When designing a new railing for a new infill building, or for an existing building which has lost its railing and for which no documentary or physical evidence survives, the balusters in the traditional Richmond rail are generally rectangular in section (with the narrow dimension facing the street) or square.

Staff finds the proposed porch rehabilitation maintains the form and massing of the porch, and the three-bay pattern. Staff also finds that the porch railings and columns are likely not original to the building as evidenced by the engaged columns on the facade. Staff recommends that the applicant use a column that matches the engaged column and replicate the existing wood brackets, instead of turned wood or a square post proposed by the applicant.

Exterior Materials

*Materials and
Colors – pg. 47 #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. Fiber Cement Siding-Fiber cement siding is a siding option that has limited application for use on historic properties in City Old and Historic Districts. Under certain circumstances it can be an appropriate substitute siding material on secondary elevations.

Staff recommends the asphalt siding be removed and if remaining wood siding is present, it be consolidated on the front of the building and fiber cement siding be installed on the side and rear elevations. If there is no remaining wood siding, new wood be installed on the façade. Colors to be submitted for administrative review.

Demolish existing kitchen

Pg. 82, #2

The Commission can approve requests for demolition when a building or structure is deemed not to be a contributing part of the historic character of a City Old and Historic District.

The existing section at the rear of the building has been covered with modern materials and it in fair condition. Staff recommends approval of the proposed demolition.

Construct an addition on top of the existing addition and expand the footprint on the rear with a TPO roof, hardiplank siding, and one-over-one windows

*Siting, pg. 46 #1;
Form, pg 46 #3.*

*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.
3. New residential construction and additions should incorporate human-scale elements such as cornices, porches and front steps into their design.*

Staff finds that the addition is subordinate to the historic building as it is located in the rear. Staff also finds that the addition uses a form found in the district and incorporates human-scale elements such as windows, doors, and a deck. It appears that the applicant plans to square off a back corner and remove an existing chimney. Staff is concerned that as this will remove a historic feature and obscure the original massing of the building. Staff recommends setting the addition in 6 inches to help differentiate it.

New Construction,

The size, proportion, and spacing patterns of

Based on the submitted plans, it also appears

<i>Doors and Windows, pg. 49 #3</i>	<i>doors and window openings on free standing, new construction should be compatible with patterns established within the district.</i>	that the applicant proposes to change the fenestration pattern of the rear massing. <u>Staff requests the applicant provide additional information about the existing windows and proposed changes to the fenestration pattern.</u>
<i>Secretary of the Interior – Standards for Rehabilitation, pg. 5, #9</i>	<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>	Staff is concerned that the hardiplank siding on the addition will not differentiate it from the historic building. Staff finds that the proposed design is not differentiated from the old and creates a false sense of historical development as it is designed to blend in and look original to the building. <u>Staff recommends the use of another building material or a siding with a different reveal to differentiate the historic building and the proposed addition.</u>

Construct a rear deck with Richmond rail, foundation screened with wood lattice

<i>Decks – pg. 51, #s2-4,</i>	<ol style="list-style-type: none"> <i>2. 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> <i>3. Deck design may include vertical picket balustrades or contemporary railing that is in scale with the house and the deck.</i> <i>4. Deck sub-decking should be screened with wood lattice work or with brick piers</i> 	Staff finds that the proposed deck is consistent with the deck guidelines and is in scale with the existing building and located in the rear. The deck will utilize Richmond Rail and be screened with wood lattice as suggested in the <i>Guidelines</i> .
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Construct a one-car garage, side-gable roof at the rear of the site at the alley

<i>New Construction – Residential Outbuildings – pg. 51, #1-3,</i>	<ol style="list-style-type: none"> <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> <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> <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> 	Staff finds that the proposed garage is in keeping with the size, scale, and siting of outbuildings in the historic district. Staff recommends either a metal or TPO roof in keeping with the historic house. <u>Staff recommends a standing- or flat-lock metal seam roofs that is hand-seamed, or closely approximate handseaming for the garage roof.</u>
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Chain link fence removed and a wooden fence of similar height installed

<i>Pg. 51, Fences &</i>	<i>1. Fence, wall, and gate designs should</i>	There are other wooden fences on the subject
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*Walls #s1 & 2
Pg. 78, Fences &
Walls #6*

reflect the scale of the historic structures they surround, as well as the character of nearby fences, walls, and gates.

2. Fence, wall, or gate materials should relate to building materials commonly found in the neighborhood.

6. A new fence or wall should be constructed using materials and designs appropriate to the District. Height restrictions are governed by the Zoning Ordinance.

block and staff finds the proposed removal of the metal chain link fence and installation of a wood fence is in keeping with the *Guidelines*.

FIGURES

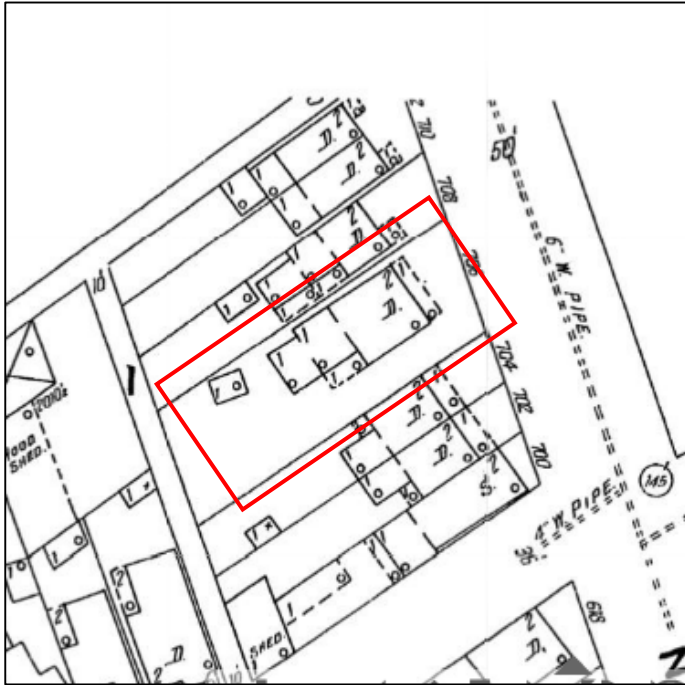


Figure 1. 1905 Sanborn Map.

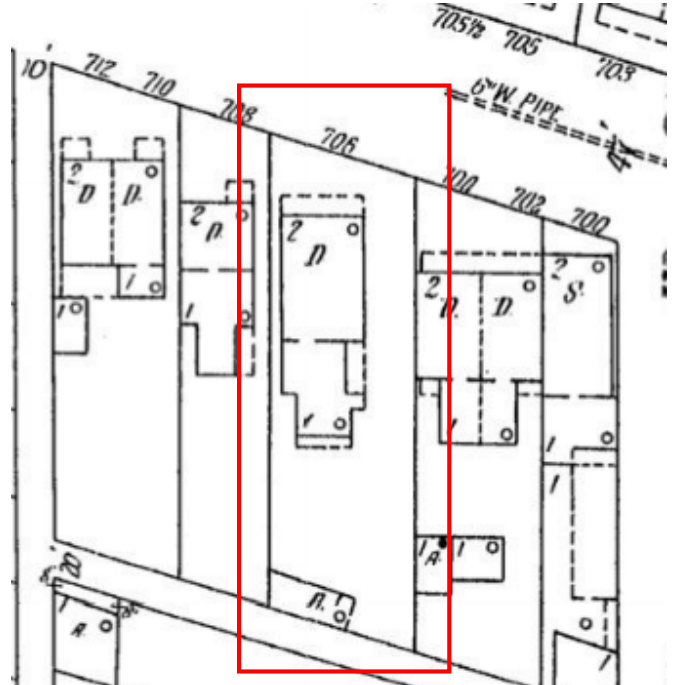


Figure 2. 1926 Sanborn Map.



Figure 3. 706 North 21st Street, ca. 1977.



Figure 4. 706 North 21st Street, ca. 1993.

FIGURES



Figure 5. 706 North 21st Street, current conditions.



Figure 6. 706 North 21st Street, column detail.



Figure 7. 706 North 21st Street, rear elevation.