

## 8. COA-057293-2019

PUBLIC HEARING DATE

July 23, 2019

PROPERTY ADDRESS

2110 M Street

DISTRICT

Union Hill

# Commission of Architectural Review

STAFF REPORT



APPLICANT

Rasin In The Son Holdings, LLC

STAFF CONTACT

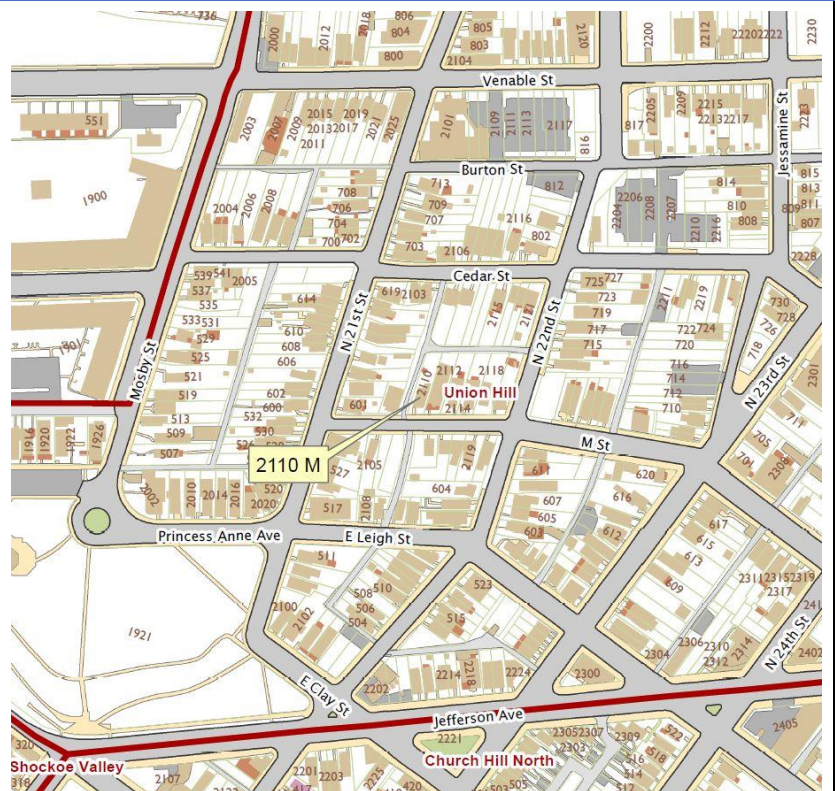
C. Jeffries

### PROJECT DESCRIPTION

**Rehabilitate an existing two-story single-family detached residence.**

### PROJECT DETAILS

- The applicant requests approval to rehabilitate a two-story frame Italianate residence in the Union Hill City Old and Historic District. A small rear addition is also proposed.
- The applicant is proposing the following work:
  - Restore five windows on the façade
  - Replace the existing vinyl siding with wood on the front and smooth fiber cement on the sides and rear
  - Replace three side windows with 2/2 aluminum clad wood windows
  - Move two window openings on the rear elevation, and convert one opening to a door on the second story
  - Construct a 10' by 12' addition at the rear
  - Construct a 2-story porch at the rear



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### STAFF RECOMMENDATION

**APPROVE WITH CONDITIONS**

### PREVIOUS REVIEWS

None.

### STAFF RECOMMENDED CONDITIONS

- The exterior portion of the rear chimney be retained on the roof. Revised elevations showing all chimneys be submitted to staff prior to the issuance of a building permit.
- The historic roof slope of the rear ell be maintained and a roof plan be submitted for administrative review and approval.
- If wood siding is found under the vinyl siding, it be consolidated on the façade. If wood siding does not exist, wood siding with a reveal to match the historic reveal be installed on the façade.
- Proposed paint colors be submitted to staff for administrative approval.
- The second story windows on the side elevation be retained and repaired.
- A window survey be submitted to staff for administrative review.

- The first story window on the side elevation be replaced with a 2/2 wood or aluminum clad wood window with true or simulated divided lights with interior and exterior muntins and a spacer bar between the glass.
- The new fenestration on the rear elevation be vertically aligned, to match the historic pattern.
- The historic windows removed be used for any window replacement or repair needed on the more visible elevations.
- The addition be clad in fiber cement siding with a different reveal to distinguish it from the historic portion, and the shutters and bead board be removed from the design.
- The concrete retaining wall remain as existing and any proposed landscaping be submitted to staff for administrative review prior to installation.
- The rear porch depth be reduced to six feet.

## STAFF ANALYSIS

Roofs, pg. 66 #10	<i>Original chimneys, skylights and light wells that contribute to the style and character of the building should be retained, as their removal could alter the overall character of the structure.</i>	The project description indicates that all chimneys will be retained. However, the floor plans and elevations indicate that the rear chimney will be removed. <u>Staff recommends that the exterior portion of the rear chimney be retained on the roof. Revised elevations showing all chimneys will need to be submitted to staff prior to the issuance of a building permit.</u>
Standards for Rehabilitation, pg. 59 #4	<i>Retain original roof shape, size, materials and related elements including cupolas, chimneys and weather vanes;</i>	Staff observed that the roof of the 2-story rear ell slopes from east to west. The plans do not reflect the existing roof slope of the rear section. As the plans appear to show a change in the historic roof slope, <u>staff recommends the historic roof slope be maintained and a roof plan be submitted for administrative review and approval.</u>
Standards for Rehabilitation, pg. 59 #1	<i>Retain original features and materials that define the building style, including but not limited to wood siding, shingles, stucco and masonry.</i>	The application states that the vinyl siding will be removed and new wood siding will be installed on the front, and smooth unbeaded fiber cement siding will be installed on the sides and rear. The application does not indicate whether investigation has been done to determine if wood siding remains below the vinyl. <u>Staff recommends if wood siding is found under the vinyl siding, it be consolidated on the façade; if wood siding does not exist, wood siding with a reveal to match the historic reveal be installed on the façade. In addition, proposed paint colors should be submitted to staff for administrative approval.</u>
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>	The applicant is proposing to retain the existing wood front door, consistent with the Guidelines.
Standards for Rehabilitation, pg. 59 #5	<i>Retain original windows including both functional and decorative elements such as frames, sash, muntins, glazing, sills, hood</i>	The application indicates that the windows on the façade will be retained and restored, which is consistent with the Guidelines which

	<i>molds, paneled or decorated jambs and moldings, shutters and exterior blinds.</i>	recommend the retention and repair of historic windows.
Windows, pg. 69 #7	<i>Windows should only be replaced when they are missing or beyond repair. Any reconstruction should be based on physical evidence or photo documentation.</i>	The application also indicates that three side windows will be replaced with aluminum clad wood windows. As the applicant has not submitted a window survey staff cannot evaluate whether the existing windows are beyond repair. The first story window on the north elevation appears to be a modern replacement window. Staff noticed an inconsistency between the plans and the written description in terms of the proposed light configuration of the replacement windows. <u>Staff recommends the first story side window be replaced with a 2/2 wood or aluminum clad wood window with true or simulated divided lights with interior and exterior muntins and a spacer bar between the glass.</u>  <u>Staff recommends the second story side windows be retained and repaired. Staff further recommends a window survey be submitted to staff for administrative review.</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 applicant is proposing to relocate two openings on the rear of the existing home, and convert the second story window opening to a door, to access the proposed porch. As changes to frame structures are generally reversible and the windows are on a secondary elevation minimally visible from the public right of way, <u>staff recommends approval of the change in the fenestration at the rear.</u>
Windows, pg. 69 #10	<i>The architectural appearance of original windows should be used as a model for new windows.</i>	The plans show that the new fenestration pattern on the rear elevation will not be vertically aligned. As the windows are currently vertically aligned, <u>staff recommends the new window and door be vertically aligned, to match the historic pattern.</u>
Standards for Rehabilitation, pg. 59 #10	<i>...it is acceptable to use salvaged materials as in-kind replacement...</i>	As the windows in the rear are going to be removed to alter the openings and to accommodate the addition, <u>staff recommends that the historic windows removed be used for any window replacement or repair needed on the more visible elevations and an unused windows be maintained on the property.</u>
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>	The proposed addition is located at the rear of the building, is subordinate in size, and is differentiated from the historic building by a 6" inset.
Standards for	<i>...adding features or salvaged architectural</i>	Sanborn maps indicate that a one-story porch

Rehabilitation, pg. 59 #10	<i>elements that suggest an inaccurate or undocumented sequence of construction should be avoided because this confuses our understanding of the evolution of Richmond's historic built environment.</i>	was located in the rear corner of the building, and by 1925 an addition had been added above the porch, as exists now. The applicant has designed the new rear addition to appear as an enclosed porch. As research indicates that the building did not possess a two-story rear porch in this location, <u>staff recommends the addition be clad in fiber cement siding with a different reveal to distinguish it from the historic portion, and the shutters and bead board be removed from the design.</u>
Fences and Walls, pg. 78 #1	<i>Original fences and walls should be retained and maintained whenever possible.</i>	There is a concrete retaining wall and steps at the front of the home. The application does not address any site or landscaping improvements so <u>staff recommends the concrete retaining wall remain as existing and any proposed landscaping be submitted to staff for administrative review prior to installation.</u>
Standards for New Construction, Form, pg. 46 #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>	The applicant is proposing to construct a 2-story covered porch at the rear of the home. Research indicates that historically there was not a porch in this location. The applicant is proposing an 8 foot deep porch. Historically rear porches are a maximum of 6 feet deep. As a deep 2-story covered porch is not consistent with historic patterns found in the district <u>staff recommends the rear porch depth be reduced to six feet.</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

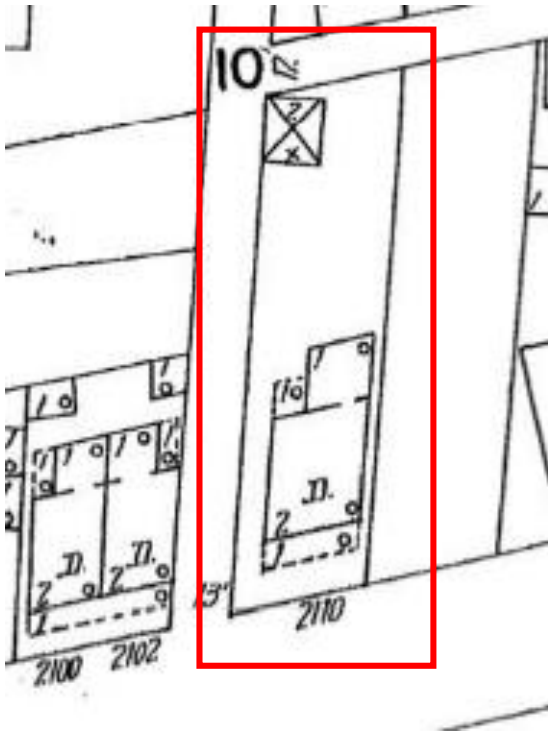


Figure 1. Sanborn map, 1905



Figure 2. Sanborn map, 1925



Figure 3. Window detail, east elevation



Figure 4. Rear elevation