

2. COA-045812-2018

PUBLIC HEARING DATE

December 18, 2018

PROPERTY ADDRESS

305 North 30th Street

Commission of Architectural Review

STAFF REPORT



DISTRICT

St. John's Church

APPLICANT

Xtreme Homes, LLC

STAFF CONTACT

Carey L. Jones

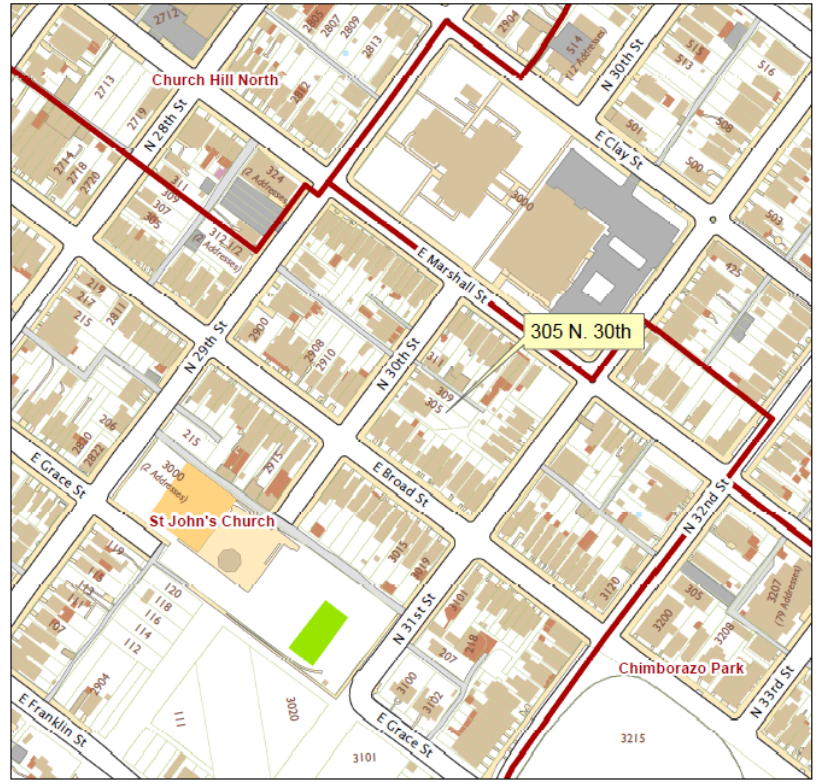
PROJECT DESCRIPTION

Construct a first floor rear deck and single car garage; replace vinyl siding on the rear.

PROJECT DETAILS

The property contains a ca. 1900, masonry, Italianate style, semi-attached house.

- The applicant requests permission to construct a new, 16'x22' (352 SF) garage at the rear of property with a TPO shed roof, fiber cement siding, and a slab foundation.
- The applicant also proposes to remove existing vinyl siding on the enclosed porch and install fiber cement siding; and to rebuild the existing deck and install Richmond Rail and lattice screening.
- The applicant also proposes to repair the front porch metal roof, rail system, and gutters.
- The applicant plans to install a wooden fence.



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.

STAFF RECOMMENDATION

APPROVE WITH CONDITIONS

PREVIOUS REVIEWS

At the November 27th, 2018 the Commission conceptually reviewed the proposed plans. During the meeting the applicant agreed to staff recommendations and confirmed that none of the window openings are changing. The Commission was in support of the proposed project elements.

STAFF RECOMMENDED CONDITIONS

- The applicant submit a site plan showing the location of the proposed fence and elevation with the height and design of the fence for staff review and approval.
- The deck be painted or stained a neutral color.
- Final paint colors for the siding and garage be submitted to staff for review and approval.
- Final garage door materials be submitted for staff review and approval.

STAFF ANALYSIS

New Construction, Residential Outbuildings, pg. 51, #s1-3	<p><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></p>	Staff finds the proposed garage is in keeping with the Guidelines for new outbuildings. The proposed garage will utilize a shed roof, similar to the main building. The applicant proposes to use fiber cement siding, as with the enclosed porch.
	<p><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></p>	The applicant proposes to locate the garage at the rear of the property, similar to other properties in the district. <u>Staff also requests the colors of the garage be submitted for administrative review and approval.</u>
	<p><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></p>	Staff finds the building is smaller than the main residence and is proposed to be located at the rear of the property.
New Construction, Decks, pg. 51, #s1-2,4	<p><i>1. Decks should not alter, damage or destroy significant site elements of the property.</i></p>	Based on current plans, staff finds the proposed deck will not alter or damage any significant site elements.
	<p><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></p>	Staff recommends that the deck be painted or stained a neutral color.
	<p><i>4. Deck sub-decking should be screened with wood lattice work or with brick piers.</i></p>	Current plans call for wood lattice screening.
Synthetic Siding, pg. 92	<p><i>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.</i></p>	Staff finds the request to remove the vinyl siding and install fiber cement siding in keeping with the Guidelines provided it has a smooth, untextured finish. Staff requests the proposed color be submitted for final review.
Substitute Materials, pg. 60	<p><i>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.</i></p>	Staff finds the enclosed porch is on a secondary elevation with limited visibility from the public right-of-way; as such, fiber cement siding is an appropriate treatment for this location.
Building Elements, Porches, Entrances & Doors, pg. 71, #s1,3	<p><i>1. Elements that are damaged or loose should be repaired to match the detail of the existing original fabric.</i></p> <p><i>3. Whenever possible repair and partial replacement of a porch is preferable to complete replacement.</i></p>	The applicant proposes to repair and replace elements of the front porch with in-kind materials and staff finds this is consistent with the Guidelines.
New Construction,	<p><i>1. Fence, wall, and gate designs should reflect the scale of the historic structures</i></p>	In the application, the applicant states a new wood fence will be installed. <u>Staff requests the</u>

Fences and
Walls, pg. 51,
#s1-3

*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.*

*3. Privacy fences along the side and rear of
a property should be constructed of wood of
an appropriate design. Privacy fences are
not appropriate in front of a historic building.*

applicant submit a site plan showing the
location of the proposed fence and elevation
with the height and design of the fence for staff
review and approval.

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.

IMAGES

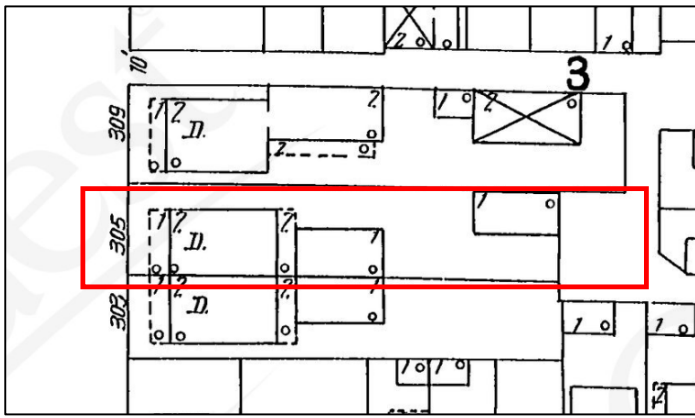


Figure 1. Sanborn Map, 1905.

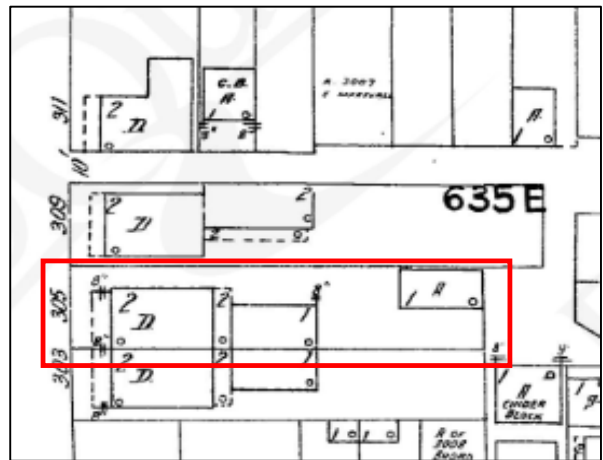


Figure 2. Sanborn Map, 1950.



Figure 3. 305 N. 30th Street.



Figure 4. 305 N. 30th Street, view of existing deck.