
STAFF ANALYSIS

Entrance and Porch Removal, Replacement and Reconstruction, pg. 71 #12 and 13	<p>12. Do not enclose porches on primary elevations.</p> <p>13. Porch enclosures to aid in energy conservation are only appropriate on secondary elevations. Solid materials are 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.</p>	Staff finds the proposed enclosure to the side/rear entry is consistent with the <i>Guidelines</i> since it is located on a secondary elevation. While the <i>Guidelines</i> recommend against solid materials as they can alter the appearance of a porch, this porch does not maintain its historic integrity and does not contain any character-defining historic features. Staff recommends approval of the solid siding as it will create a more consistent and finished appearance. Staff recommends the installation of a vertical trim board to mirror the visual separation between the house and historic two-story open porch.
New Construction, Doors and Windows, pg. 49 #3	<p><i>The size, proportion, and spacing patterns of doors and window openings on free standing, new construction should be compatible with patterns established within the district.</i></p>	Staff supports removing the French doors on the rear elevation and vertically aligning the first and second story windows. Staff notes that the proposed right elevation indicates the windows are vertically aligned; however the windows on the plans do not appear to reflect this. <u>Staff recommends the applicant resubmit elevations which reflect the vertical alignment of the windows.</u>
Materials and Colors – pg. 47 #2.	<p><i>Materials used in new residential construction should be visually compatible with original materials used throughout the district.</i></p>	Staff finds that the proposed wood windows are compatible with the original materials found throughout the district.
Decks – pg. 51, #s2-4,	<p>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.</p> <p>3. Deck design may include vertical picket balustrades or contemporary railing that is in scale with the house and the deck. 4. Deck sub-decking should be screened with wood lattice work or with brick piers</p>	Staff finds that the proposed patio is consistent with the deck guidelines as in scale with the existing building and located in the rear. The deck foundation will be screened with wood lattice.
New Construction – Residential Outbuildings – pg 51, #1-3,	<p>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.</p> <p>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.</p> <p>3. New outbuildings should be smaller than</p>	Based on historic Sanborn maps a one-story shed previously existed on the property. <u>Staff recommends denial of the proposed shed as details were not provided.</u>

the main residence and be located to the rear and/or side of the property to emphasize that they are secondary structures

Porches and Porch Details, pg. 49, #s1-5,

*1. Porch railings and balustrades are important character-defining features of historic buildings.
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 could not find photographic evidence of a different railing and recommends retaining this feature. Staff finds the metal awning is not a historic feature and recommends approval of its removal.

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 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 supports the removal of the asphalt siding and the use of hardplank on the sides and rear. If wood exists under the asphalt siding, staff recommends consolidation of wood on the front façade and the use of fiber cement on the side elevations.

Pg. 51, Fences & Walls #s1 & 2
Pg. 78, Fences & Walls #6

*1. Fence, wall, and gate designs should 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.*

There are other wooden fences on the subject 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*. Staff recommends fence details be submitted for administrative review and approval.

Staff recommends approval of the paving the brick walkway with concrete, as this is a feature found on neighboring properties. Staff encourages the applicant to consider the grading so that it slopes away from the foundation of the house.

HVAC Equipment, pg. 68, #s1-3

*1. 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.
2. Rooftop units should be located so that they are minimally visible from the public right-of-way, and screening should be considered.
3. HVAC equipment on the ground should be appropriately screened with fencing or vegetation.*

Staff recommends the HVAC unit be located in the rear yard instead of on the roof. If the applicant cannot locate the HVAC unit in the rear yard, it should be located to the rear of the roof and, if possible, screened from view.

New Construction, Doors and Windows, pg.49 #5	<i>When selecting new doors and door surrounds, keep in mind that leaded, beveled, or etched glass is rare in Richmond's Old and Historic Districts, and is strongly discouraged and rarely permitted.</i>	Staff finds the four-light, ¾ glass over panel door proposed for the front door is not in keeping with historic doors in the district. <u>Staff recommends a half-lite single glass door to be submitted for administrative review and approval</u>
Standard for New Construction, Materials and Colors, #3	<i>Paint colors used should be similar to the historically appropriate colors already found in the immediate neighborhood and throughout the larger district.</i>	Staff has reviewed the paint colors submitted by the applicant. Staff finds that the paint colors are in keeping with the palette, except for the masonry body which staff presumes is the foundation. Staff recommends the already painted masonry foundation be painted a dark red color from the palette. <u>Staff recommends the color be submitted for administrative review and approval.</u>

It is the assessment of staff that, with the conditions above, the application is consistent with the Standards for Rehabilitation outlined in Section 30-930.7 (b) 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.

PHOTOGRAPHS

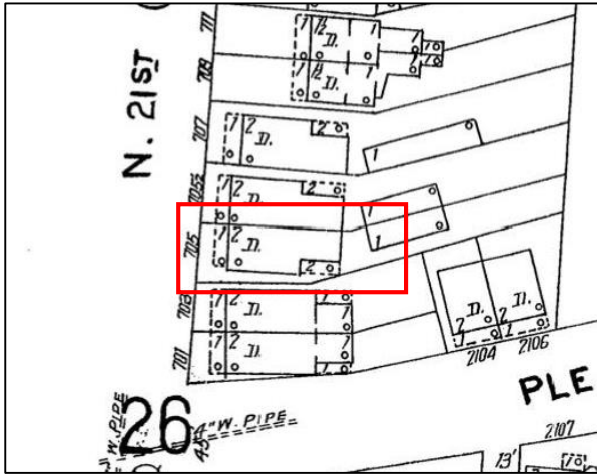


Figure 1. 1905 Sanborn Map.



Photograph 1. 705 North 21st Street, ca. 1993.

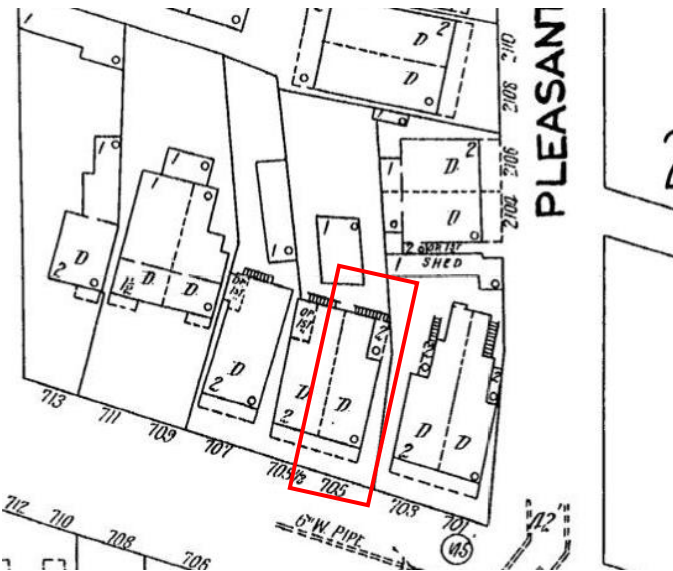


Figure 2. 1925 Sanborn Map.



Photograph 2. 705 North 21st Street, present.



Photograph 2. 705 North 21st Street, ca. 1977.



Photograph 3. 705 North Street, rear, current conditions.