

9. COA-052004-2019

PUBLIC HEARING DATE

April 23, 2019

PROPERTY ADDRESS

2417 Venable Street

DISTRICT

Union Hill

APPLICANT

Streetcar Properties LLC

STAFF CONTACT

C. Jeffries

Commission of Architectural Review

STAFF REPORT

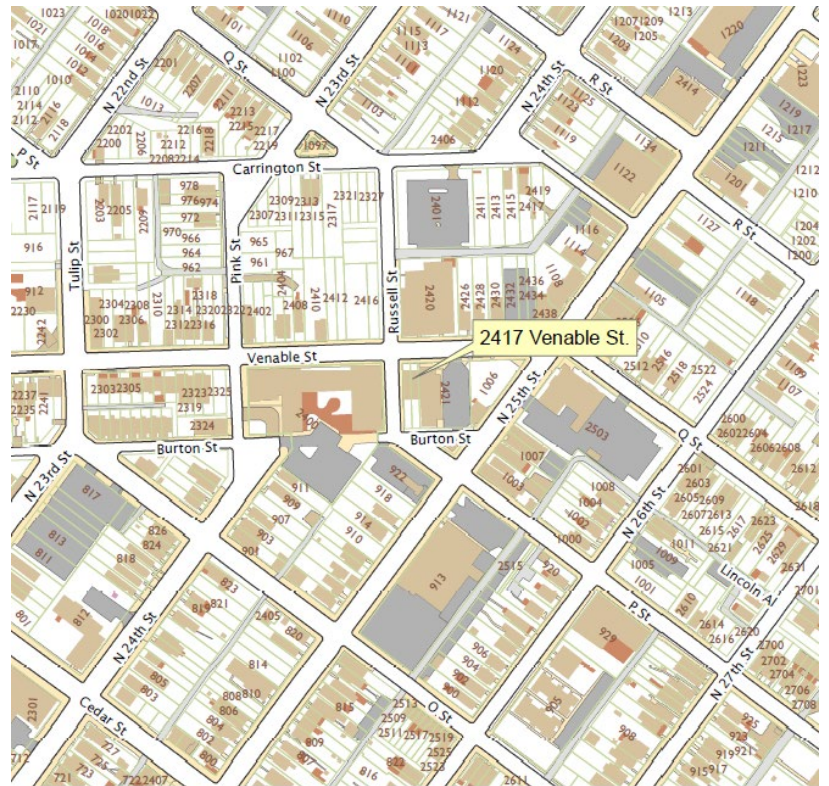


PROJECT DESCRIPTION

Restore siding, replace non-historic windows, and enclose a two-story rear porch.

PROJECT DETAILS

- The applicant requests permission to rehabilitate one half of an Italianate double house at the corner of Venable and Russell Streets in the Union Hill Old and Historic District.
- The applicant is proposing to remove the inappropriate and non-historic vinyl siding from the structure and restore the underlying wood siding.
- The existing porch and primary roofs which are minimally visible from the public right of way will be replaced with grey membrane.
- At the rear of the structure, the applicant is proposing to enclose the area of the existing rear porch. The applicant proposes to maintain the existing porch roof and demolish the remainder of the structure which is not the original porch structure, as is apparent by the materials and design. The proposed addition will incorporate details of a porch including trim at the level of the handrail, pilasters, and glazing at the rear. On the side and rear elevations of the addition, the applicant proposes a fiber cement panel of a darker color above the handrail than below.
- The applicant is pursuing rehabilitation tax credits for this project and has not yet received Part II approval from the Virginia Department of Historic Resources.



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STAFF RECOMMENDATION

APPROVE WITH CONDITIONS

PREVIOUS REVIEWS

The rehabilitation of the attached home at 2415 Venable Street was approved by the Commission in June 2017 and completed by the applicant.

STAFF RECOMMENDED CONDITIONS

- Paint colors be provided for administrative review and approval.
- Repair work be done with in-kind materials.

- The work be performed in conformance with the Part II Tax Credit application approval and conditions and the applicant submit any additional conditions subsequently imposed by DHR or the National Park Service to CAR staff for administrative review and approval.

STAFF ANALYSIS

Rehabilitation, pg. 45	<i>Rehabilitation: to return a property to the state of utility, through repair or alteration which makes possible an efficient contemporary use while preserving those portions and features of the property which are historically and architecturally significant.</i>	The project appears to meet the general standards for rehabilitation outlined on page 54 of the Richmond Old and Historic District Handbook and Design Review Guidelines, which recommend the retention and repair of character-defining, historic features of a property. <u>As paint colors for the siding have not been provided, staff recommends that paint colors be provided for administrative review and approval.</u>
Porch and Entrance Repair, #1, pg. 71	<i>Elements that are damaged or loose should be repaired to match the detail of the existing original fabric.</i>	In communication with staff the applicant indicated that some repair work may be required at the front, including to the steps and porch floor. <u>Staff recommends any repair work be done with in-kind materials.</u>
Porches, Entrances and Doors, #13, pg. 71	<i>Glass enclosures which reveal decorative porch elements are strongly preferred. Solid materials are not recommended since they can radically alter the historic appearance of a porch</i>	Staff supports the applicant’s attempt to include glazing and a railing treatment to convey the appearance of a porch. The proposed design will only be visible from the rear and matches the porch enclosure on the adjacent home.

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. Façade



Figure 2. Rear elevation