

10. COA-055493-2019

PUBLIC HEARING DATE

June 25, 2019

PROPERTY ADDRESS

2011 Venable Street

DISTRICT

Union Hill

Commission of Architectural Review

STAFF REPORT



APPLICANT

Z. Dabney

STAFF CONTACT

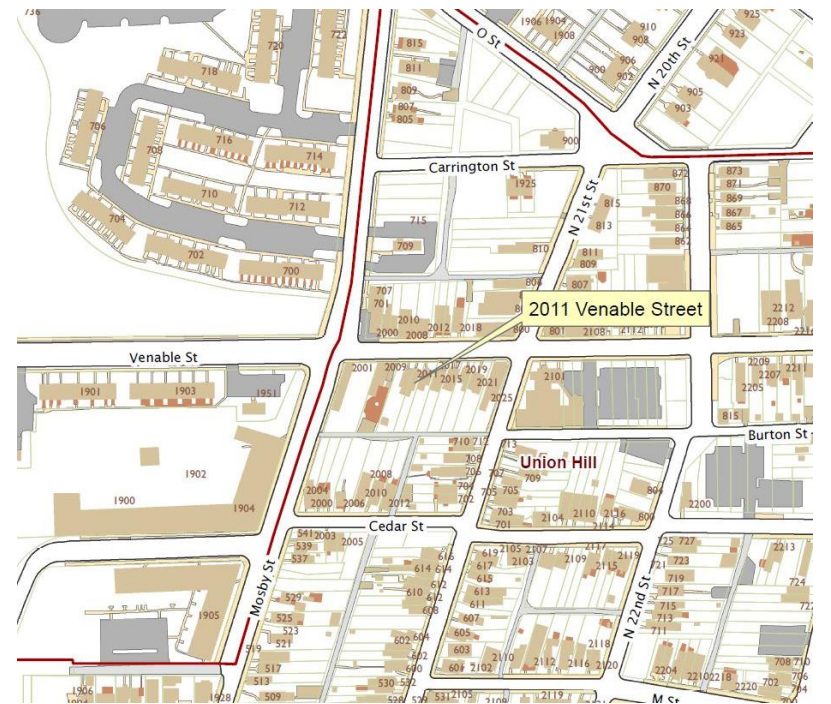
C. Jeffries

PROJECT DESCRIPTION

Construct a new, covered front porch and a rear deck and stairs.

PROJECT DETAILS

- The applicant requests approval to reconstruct a single bay front porch and construct a two-story wooden deck at the rear of a single family home in the Union Hill City Old and Historic District.
- The home is a two-story frame Italianate double house. The house is very similar in design to the adjacent homes, two of which have recently been restored.
- The front porch will be reconstructed to replicate the historic porch, which was removed sometime before 2012. The new porch will be 4' by 8'8" and constructed of wood with turned posts, Richmond rail, and an asphalt shingle roof. The proposed design also includes the decorative brackets found on the original porch.
- The rear deck will be 5' by 12' with stairs to the ground from the first and second level. A second floor window on the rear of the home will be converted to a door to access the upper level.



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STAFF RECOMMENDATION

APPROVE WITH CONDITIONS

PREVIOUS REVIEWS

The Commission approved an application from a previous owner for the complete rehabilitation of the building in 2013. The applicant withdrew an application for a rear deck and carport in 2016.

STAFF RECOMMENDED CONDITIONS

- The front porch be constructed of wood, and paint colors be submitted for administrative approval.
- The railings be removed from the front porch design if not required by code, revised plans to be submitted to staff for administrative approval.
- The front porch roof be clad in flat-lock or hand-seamed metal, or black membrane roofing rather than the proposed asphalt shingles.
- The applicant submit additional information regarding any proposed gutters for administrative approval.
- The deck be constructed of wood, painted or stained a neutral color, with a Richmond rail.
- Lattice be used to screen the sub-decking of the lower level.
- The new rear door fit between the existing window jambs, and a transom window be used to maintain the existing lintel height, door details to be submitted to staff for administrative review and approval.

STAFF ANALYSIS

Building Elements, Porches, pg. 71 #5

The entire porch should only be replaced if it is too deteriorated to repair or is completely missing; replacements should match the original as much as possible.

The applicant has designed a replacement porch that uses elements of the historic porch. The proposed porch matches the original in size and decorative detailing. Based on the historic photographs, and comparison to other porches on the adjacent matching homes, staff finds the design generally is an accurate replication of the historic porch. Staff recommends the center column be removed from the design, as photographs indicate there was not a column in this location.

The plans note that all porch components will be painted, wrapped or composite. As the porch design is unique and not easily replicated with stock elements, staff recommends the front porch be constructed of wood. As paint colors were not indicated on the application, staff recommends paint colors be submitted for administrative approval.

New Construction, 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. The baluster is fitted into the recess in the top rail and a sloped bottom rail.

Photographic evidence also indicates that the porch did not have a railing. If a railing is not required to meet code requirements, staff recommends the railings be removed from the design. Revised plans should be submitted to staff for administrative approval.

New Construction, Porches and Porch Details, pg. 49 #5

Porch roofs are encouraged to utilize standing- or flat-lock metal seam roofs that are hand-seamed, or closely approximate hand-seaming. Seams that, in section, are large, rectangular seams, reminiscent of pre-formed seams utilized on prefabricated industrial or commercial structures, are not acceptable. Membrane roofs are acceptable substitutes for flat-lock seamed metal roofs.

Staff recommends the front porch roof be clad in flat-lock or hand-seamed metal, or black membrane roofing rather than the proposed asphalt shingles.

Standards for New Construction Materials and Colors, pg. 53 #4

Vinyl, asphalt, and aluminum siding are not permitted for use in City Old and Historic Districts.

Guidelines for Administrative Approval of Gutter and Downspout Installation

The installation of suspended gutters of an inappropriate profile or material. Inappropriate materials include vinyl and synthetic materials. Inappropriate profiles are those that introduce a new, and incompatible element that detracts from the

Staff recommends the applicant submit additional information regarding any proposed gutters for administrative approval.

roof and/or cornice line, such as k-style gutters.

Decks, pg. 51
#1-4

1. Decks should not alter, damage or destroy significant site elements of the property.
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.
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.

The proposed two-story deck will not alter or damage significant elements of the home and will not create a false historical appearance. Sanborn maps indicate that there was a small square open landing at the rear of the property in this location. The proposed deck is of a contemporary design placed in a traditional location. Stairs to the upper level are not common on historic rear porches, however Sanborn maps indicate that several homes in the surrounding area did have exterior stairways.

Staff recommends the deck be constructed of wood, painted or stained a neutral color, with a Richmond rail. Staff also recommends lattice be used to screen the sub-decking of the lower level.

Windows, pg.
69 #8

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.

The applicant proposes to convert an existing window on the rear wall of the home into a door. The window is visible from the rear alley as it is on the second story. Changes to openings in frame construction are reversible and do not significantly damage historic material.

Staff recommends the new door fit between the existing window jambs and a transom window be used to maintain the existing lintel height. Door details should be submitted to staff for administrative 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.

FIGURES



Figure 1. 2009-2011 Venable Street



Figure 2. Restored front porch, 2013 Venable Street



Figure 3. Rear elevation