

10. COA-065082-2019

PUBLIC HEARING DATE

December 17, 2019

PROPERTY ADDRESS

506 North 27th Street

DISTRICT

Church Hill North

APPLICANT

S. & T. Tilghman

STAFF CONTACT

C. Jeffries

Commission of Architectural Review

STAFF REPORT

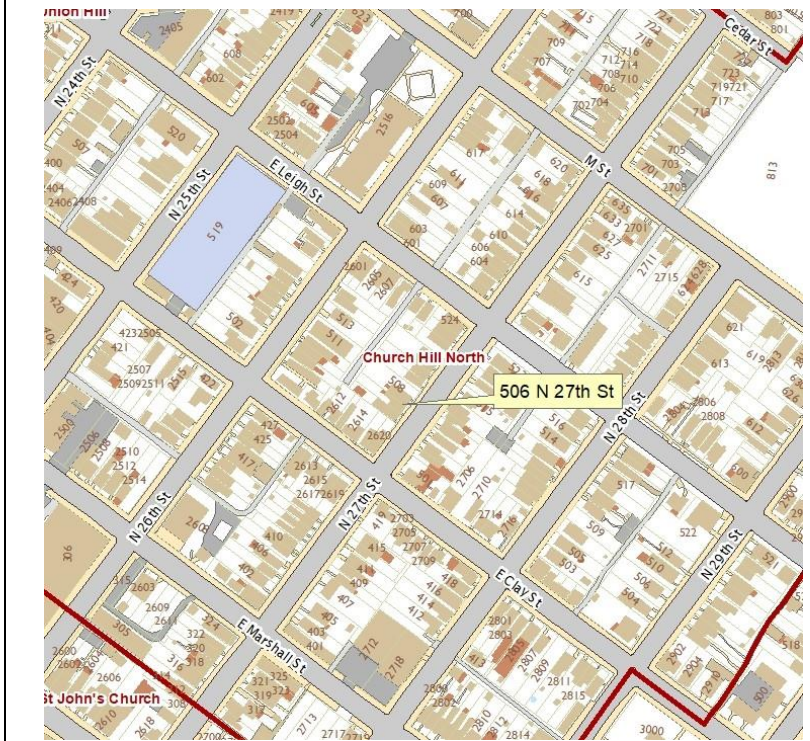


PROJECT DESCRIPTION

Remove rear addition and deck; construct a new rear addition.

PROJECT DETAILS

- The applicant requests approval to make alterations to the rear of a 2-story frame Italianate double house in the Church Hill North City Old and Historic District.
- The existing 1-story rear addition will be removed to construct a slightly larger 1-story addition with a basement. A second story window will be relocated to accommodate the roof of the new addition.
- Proposed materials include: standing seam metal roof, vertical wood siding, insulated wood doors, and wood or vinyl windows.



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STAFF RECOMMENDATION

APPROVE WITH CONDITIONS

PREVIOUS REVIEWS

None.

STAFF RECOMMENDED CONDITIONS

- The second story window on the outer bay remain in place and the new roof be attached below the existing window sill.
- The wood siding be installed horizontally, and have a different reveal to differentiate it from the historic portion of the building.
- The new windows and doors be wood or aluminum clad wood and have a simple 1/1 light configuration, specifications and colors be submitted for administrative approval.
- The following be submitted to staff and be included on the building permit plans: new roof form, details about the siding, and window and door specifications.
- The existing chimney be retained or reconstructed on the roof of the new addition.

STAFF ANALYSIS

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 the least visible side of a building is preferred.</i>	The proposed addition is generally consistent with the siting standards for additions as it is subordinate in size and located at the rear of the existing building.
Standards for New Construction, Materials & Colors, pg. 47 #1	<i>Additions should not obscure or destroy original architectural elements.</i>	The applicant is proposing to construct a shed roof on the new addition which is compatible with the existing rear wing and the rear wing on the attached house. However, the slope of the roof will be increased, requiring the relocation of a second story window. The existing window placement is unique and likely original as it matches a window on the attached house. The roof of the rear wing on the attached house slopes down from just below the lower window sill. Staff finds that relocating the window would destroy an original architectural element unique to the attached homes which is highly visible from the public right of way. <u>Staff recommends the second story window on the outer bay remain in place and the new roof be attached below the existing window sill.</u>
Standards for New Construction, Materials & Colors, pg. 47 #2	<i>Materials used in new residential construction should be visually compatible with original materials used throughout the district.</i>	The proposed materials are generally consistent with the building and the district, however the proposed vertical siding design is not compatible with the district as it is rarely found on historic buildings. <u>Staff recommends the wood siding be installed horizontally, and have a different reveal to differentiate it from the historic portion of the building. Details on the new siding should be submitted to staff and be included on the building permit plans.</u>
Standards for New Construction, Materials & Colors, pg. 47 #3	<i>Paint colors for new additions should complement the historically appropriate colors used on the primary structure. Paint colors used should be similar to the historically appropriate colors already found in the district.</i>	The proposed paint colors match the existing home. The plans indicate that the doors will be painted green. Though specifications were not provided, a green swatch was included on the plans. Staff finds that this green color is not consistent with the Commission's paint palette and <u>recommends a door color consistent with the paint palette be submitted for administrative approval.</u>
Standards for New Construction, Doors & Windows, pg. 49 #1	<i>The size, proportion and spacing patterns of door and window openings on a new addition should follow patterns established by the original building.</i>	The proportions of the proposed new windows and doors on the addition are consistent with the existing windows. The fenestration pattern is contemporary, including a double window, a double door, and a transom window on the side elevation. Though the fenestration pattern is not typical for historic buildings, staff finds that the openings will be minimally visible from the public right of way due to an existing privacy

Standards for New Construction, pg. 46	<i>In order to avoid creating a false sense of history, new construction should also be discernible from the old.</i>	fence and outbuilding. Though the plans are inconsistent, they appear to indicate that multi-light windows are proposed in the new addition. The existing rear windows appear to be vinyl grid-between-glass windows. As the historic light configuration is unknown and the new addition should be differentiated from the historic building and the historic rear wing, <u>staff recommends the new windows and doors have a simple 1/1 light configuration.</u>
Windows, pg. 69 # 11	<i>Because the material cannot be manufactured to model effectively the appearance of historic windows, vinyl windows are not appropriate for historic buildings in historic districts.</i>	The plans indicate that vinyl or wood windows will be installed in the addition. As vinyl windows are not appropriate in City Old and Historic Districts, <u>staff recommends wood or aluminum clad wood windows be installed and specifications be submitted for administrative approval.</u>
Standards for Rehabilitation, pg. 59 #4	<i>Retain original roof shape, size, materials, and related elements including cupolas, chimneys and weather vanes.</i>	The plans indicate that the existing rear chimney will be removed. As the chimney is part of what little historic fabric remains at the rear and is adjacent to an existing wall that will not be demolished, <u>staff recommends the existing chimney be retained or reconstructed on the roof of the new addition.</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. Existing rear elevation, 506 North 27th Street



Figure 2. Existing rear elevation, 508 North 27th Street