

**COMMISSION OF ARCHITECTURAL REVIEW
STAFF REPORT
April 25, 2017, Meeting**

4. **COA-015011-2017** (T. Sullivan)

**815 North 22nd Street
Union Hill Old and Historic District**

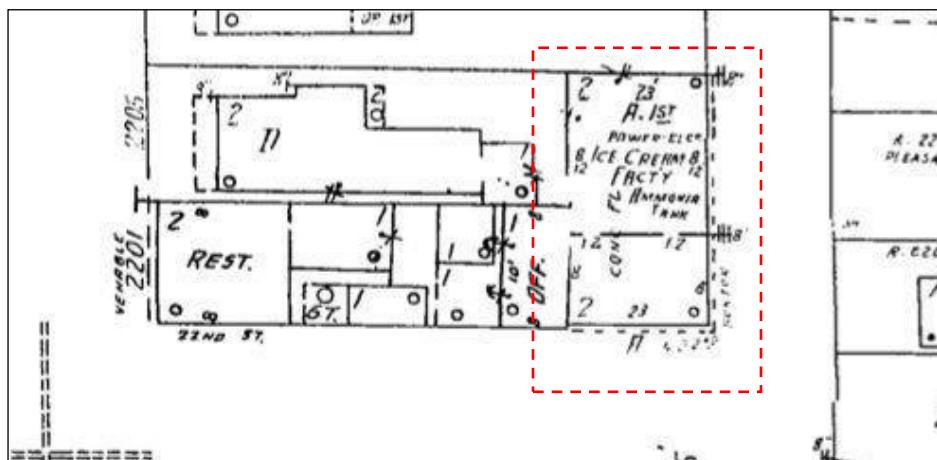
Project Description:

**Rehabilitate the existing structure
and construct a 2 story rear addition.**

Staff Contact:

M. Pitts

The applicant requests approval to rehabilitate a structure at the corner of North 22nd Street and Burton Street in the Union Hill Old and Historic District. The existing structure is composed of a 1932 masonry building with a stucco finish and a modern frame addition at the rear which was constructed prior to the establishment of the City Old and Historic District. The historic structure was built as an ice cream factory which was part of a complex of buildings that included office space and a retail establishment that addressed Venable Street. In addition to the existing portion of the structure, the ice cream factory included another two story element which completely covered the lot as seen in the Sanborn maps and also as evident in the remnants of the concrete foundation on the site.



1950 Sanborn Map

In addition to the rear modern rear addition, the historic structure has been altered over time to include the stucco cladding which has obscured many original details. The applicant has stated that all window openings in the original section have been rebuilt and there is no evidence on the interior of the historic masonry openings. The historic asymmetrical three bay façade included brick quoins, arched window heads and double doors on the second story, brick window and door surrounds, and a decorative frieze.



1977 Historic Richmond Foundation Survey



1993 Union Hill Historic District Survey



Existing Condition of the Façade of 815 North 22nd Street

The applicant is proposing to rehabilitate the existing historic structure by installing 2/2 aluminum clad wood windows with simulated divided lites in the existing openings. The applicant is proposing to include segmental arches in the window openings. On the façade, the applicant is proposing to install double doors in both the existing first and second story openings.

The applicant is proposing to demolish the existing frame addition and construct a new 2 story addition at the rear of the original structure. The proposed addition will be clad in fiber cement siding and will have a low slope shed roof. The addition will project approximately 23 ½' from the original structure and will be setback 11" from the north face of the original structure. On the Burton Street elevation, the addition will have three bays of vertically ranked symmetrically placed windows. At the rear of the structure, the applicant is proposing an asymmetrical window composition with a pair of half lite double doors. The existing wall fragment on the north side of the property will remain, and the existing wall on the south side of the property adjacent to Burton Street will be demolished.

Staff recommends approval of the project with conditions.

Rehabilitation of the Historic Structure: The proposed rehabilitation is in general in keeping with the Standards for Rehabilitation found on page 55 of the *Richmond Old and Historic Districts Handbook and Design Review Guidelines*. The Guidelines note that original features that define the building style should be maintained, and the applicant is achieving this by maintaining the asymmetrical composition of the façade. The Guidelines also note that the design of missing elements should be based on pictorial, historical, or physical evidence. The existing openings have been altered over the years, and the applicant is proposing to reintroduce segmental arches in the window openings to be consistent with the historic window openings. The photographic evidence shows a double door on the second floor of the façade and a storefront opening on the ground floor. Staff supports the restoration of double doors on the second floor and recommends the applicant increase the size of the ground floor opening on the façade to be more consistent with the historic opening as shown in the photographic documentation in a manner to be reviewed and administratively approved by staff. Staff is unable locate photographic evidence of the historic window sashes, and therefore staff supports the installation of the 2/2 aluminum clad wood windows with simulated divided lite as the proposed windows are compatible with windows in the district.

Addition: The Guidelines note that an addition should be subordinate to the size of the main structure and as inconspicuous as possible (pg. 44, Siting #1). Though the proposed addition does not meet this guideline as it is similar in scale to the original section and is highly visible from Burton Street, staff finds it consistent with the historic development pattern of the lot which included an attached 2 story section that encompassed the entire rear of the lot. Additionally, the proposed addition is located at the rear of the original section in the location of an existing addition. The Secretary of the Interior Standards for Rehabilitation found on pages 5 and 6 of the Guidelines note that new additions should be

differentiated from the old, and the proposed addition achieves this by being setback from walls of the original section and using an alternate building material of fiber cement siding which is compatible with the frame buildings in the historic district. Staff recommends the proposed siding be smooth and unbeaded, and paint colors be provided to staff for administrative review and approval.

The Guidelines note that size, proportions, and spacing patterns of doors and window openings on a new addition should follow the patterns established by the original building (pg. 46, Doors and Windows #1). The windows on the north elevation of the addition are consistent with the window openings of the side elevation of the original section as the windows are vertically aligned and larger windows are located on the second story. At the rear of the structure, the fenestration is consistent with the asymmetrical fenestration of the façade.

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 Sections 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 page cited above, adopted by the Commission for review of Certificates of Appropriateness under the same section of the code.