

**COMMISSION OF ARCHITECTURAL REVIEW  
STAFF REPORT  
February 23, 2016, Meeting**

9. **CAR No. 16-028** (J. Carter-Lovejoy)

**606 West 19<sup>th</sup> Street  
Springhill Old and Historic District**

**Project Description:**

**Construct a 2-story rear addition,  
remove an existing chimney, and replace  
existing metal roof with asphalt shingles.**

**Staff Contact:**

**M. Pitts**

The applicant requests approval to construct an addition and rehabilitate a home in the Springhill Old and Historic District. Specifically, the applicant is requesting to do the following:

- Demolish an existing single story rear projection. The existing projection is 5' by 6'10", 12'5" in height, and partially enclosed.
- Construct a new two story addition in the approximate location of the previous addition. The new addition will be 9' by 11'10" and 28' in height at the roof ridge. The applicant is proposing a gable roof with dimensional asphalt shingles. The applicant is proposing to clad the addition in wood siding with the same reveal as the primary structure or fiber cement siding with a large 6" reveal. The proposed foundation is to be clad in brick veneer to match the existing home. The applicant is proposing to install one 1/1 aluminum clad wood window on the second floor at the rear of the addition and one 1/1 aluminum clad wood window on the first floor on the right side elevation. At the rear of the proposed addition, there will be a 6 panel door with a single lite transom above. The proposed stairs will be concrete with wooden handrails to match the existing rear stairs.
- Replace one 66" by 32", 6/6, modern window on the left side elevation with a 68" by 32", 1/1, aluminum clad wood window.
- Paint the body of the existing structure and the proposed addition a buff color. Paint the trim of the existing house and the proposed addition green to match the existing.
- Replace the existing standing seam metal roof of the home with grey, dimensional asphalt shingles.
- Remove a nonfunctioning chimney near the rear of the home to the south of the roof ridge.
- Add new gutters.
- Reinstall wood privacy fence.

In addition to the work described above, the applicant is proposing to complete repairs and in-kind replacement of several elements on the property including the walkways, retaining wall, and gable bargeboard. This repair work and limited in-kind replacement does not require the approval of the Commission.

**Staff recommends partial approval of the project with conditions.**

#### **Demolition of Existing Addition**

Staff has reviewed the Sanborn maps and has determine that the existing projection at the rear of the structure was an addition to the 1913 primary structure and was built at some point after 1952. The building, until at least 1952, had a single story porch the spanned the rear of the structure. The *Richmond Old and Historic Districts Handbook and Design Review Guidelines* note that historic elements should be retained, but sometimes additions to structures achieve architectural and historic significance in their own right and should be preserved (pg. 4, #2, 4). Staff does not feel this small rear projection characterizes the property; and as it is also not original to the structure, staff recommends approval of its demolition.

#### **Construction of Rear Addition**

The *Guidelines* state “additions should be subordinate in size to their main buildings and as inconspicuous as possible” (pg. 44, Siting #1). The proposed addition is subordinate in size to the primary structure as it is a minimal projection off of and is four feet shorter than the primary structure. Additionally, the applicant is proposing to locate the addition at the rear of the structure which limits its visibility from the public right of way. The *Guidelines* state that new additions shall be compatible with the massing, size, scale and architectural features to protect the historic integrity of the property and its environment (pg. 4, #5). The proposed building addition is compatible with the primary structure through the use of a matching roof style and window configuration. Staff recommends the applicant install a standing metal seam roof to match the existing roof on the primary structure and the existing porches and install wood siding in the same reveal to match the existing siding.

#### **Existing Structure Rehabilitation**

The *Guidelines* note that that architectural appearance of new windows should be used as a model for new windows (pg. 65, #10). The applicant is proposing to replace modern replacement windows with new aluminum clad wood windows with the same configuration as the historic windows, and therefore staff recommends approval of this window replacement.

The *Guidelines* state that original metal materials such as roofs should be maintained (pg. 55, #3). For this reason, staff recommends denial of the replacement of the metal roof with asphalt shingles.

The *Guidelines* state that related roof elements including chimneys should be retained (pg. 55, #4). For this reason, staff recommends denial of the proposed removal of the chimney and recommends the visible portion of the chimney be retained.

The applicant has not provided details on the proposed gutter installation. Staff recommends the applicant provide details on the proposed gutter installation for staff to review and administratively approve.

In summary, staff recommends the following:

- Staff recommends approval of the replacement of the existing rear building addition with a new 2 story addition, the proposed window replacement, painting of the structure and addition, gutter installation, and fence reinstallation with the following conditions:
  - The applicant install a standing metal seam roof on the proposed addition to match the existing roof on the primary structure and the existing porches.
  - The applicant install the wood siding of the same reveal as the primary structure on the proposed addition.
  - The applicant provide details on the proposed gutter installation for staff to review and administratively approve.
- Staff recommends denial of the replacement of the existing standing seam metal roof of the home with grey, dimensional asphalt shingles and denial of the removal the visible portion of the nonfunctioning chimney.

It is the assessment of staff that the application, with the conditions noted above, is partially consistent with the Standards for Rehabilitation and the Standards for New Construction outlined in Sections 30-930.7(b) and 30-930.7(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.