

7. COA-087763-2021

PUBLIC HEARING DATE

March 23, 2021

PROPERTY ADDRESS

1635 Monument Avenue

DISTRICT

Monument Avenue

APPLICANT

Harris Williams

STAFF CONTACT

C. Jones

Commission of
Architectural Review

STAFF REPORT

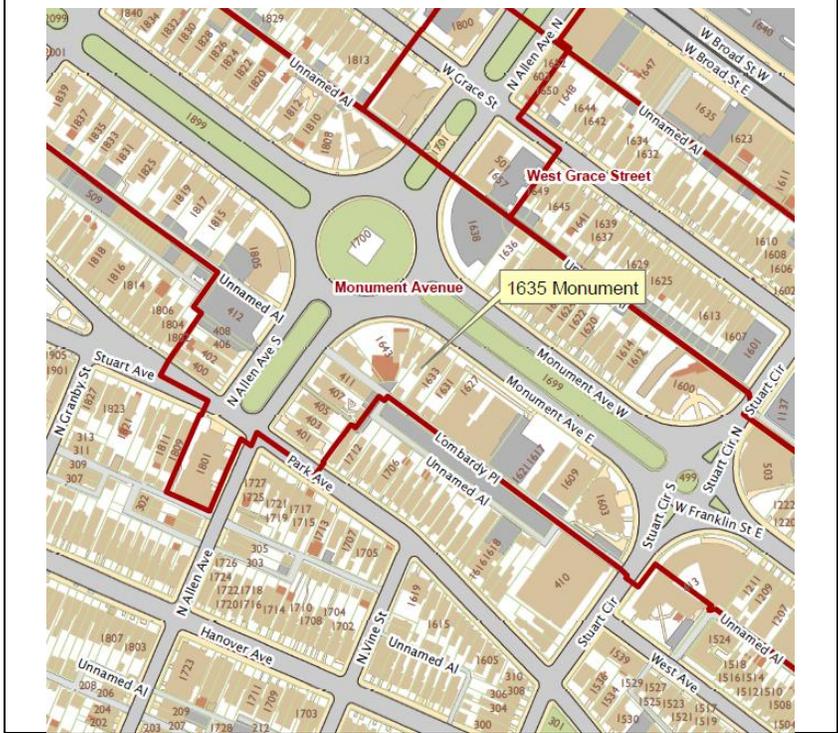


PROJECT DESCRIPTION

Construct a rear and a side addition and a roof over an existing deck.

PROJECT DETAILS

- The applicant proposes to construct additions to the rooftop rear, and side, as well as add a side roof to an existing ca. 1925 Colonial Revival single-family dwelling.
- In order to construct the rooftop addition, the application proposes to remove an existing gable roof dormer and replace it with a larger, shed-roof dormer with vertical cedar siding and large six-panel sliding glass doors. For the rear addition, the applicant proposes to remove an existing rear porch and stairs and a chimney and replace it with a two-story curtain wall addition.
- On the east elevation the applicant proposes to remove an existing window and door and construct a new one-story porch with skylights.
- On the west elevation, the applicant proposes to remove two windows and add a standing seam metal canopy with skylights.



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STAFF RECOMMENDATION

PARTIAL APPROVAL WITH CONDITIONS

PREVIOUS REVIEWS

At the April 26, 2016 meeting the Commission denied an application from a previous owner to convert an existing door opening to a window opening on the façade.

STAFF RECOMMENDED CONDITIONS

- if possible, the windows on the east and west elevation be enclosed from the interior to maintain the historic fenestration pattern
- if the windows have to be bricked in, the brick be recessed to maintain the original window location and size
- the recess for the addition be increased to further differentiate the historic building and the new construction
- the brick be differentiated in tone and color to distinguish the historic building and the new construction
- specifications for all proposed materials be submitted for administrative approval
- the chimney not be removed, and the applicant work with staff to incorporate the chimney into the new design

STAFF ANALYSIS

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 is proposing a number of changes to the existing openings on the sides and rear of the building. The *Guidelines* discourage permanent changes to masonry openings as they are not easily reversible. On the east elevation, the applicant proposes to remove three windows and a door in order to accommodate a new side porch. Staff finds that this elevation is barely visible from the public right-of-way and recommends that if possible, the windows be enclosed from the interior to maintain the historic fenestration pattern.

On the west elevation, the applicant proposes to remove three windows on the first floor. Staff finds that this elevation is barely visible from the public right-of-way and recommends that if possible, the windows be enclosed from the interior to maintain the historic fenestration pattern.

Staff also recommends that if the windows have to be bricked in, the brick be recessed to maintain the original window location and size.

New
Construction,
Siting, pg. 46 #
1

Additions should be subordinate in size to their main buildings and as inconspicuous as possible. Located additions at the rear or on the least visible side of a building is preferred.

The applicant proposes an addition on the roof of the building and the rear of the building. Staff finds that the proposed rooftop addition will likely not be highly visible from the rear alley and recommends approval of the rooftop addition.

On the rear elevation, the applicant proposes a new two-story addition. Staff finds the proposed addition is subordinate in height to the historic building and located at the rear of the building.

Guidelines for
Rehabilitation,
pg. 5 #9

New additions, exterior alterations or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale and architectural features to protect the historic integrity of the property and its environment.

According to the submitted plans, the new addition will require the removal of an existing one-story porch at the rear of the building which is original to the building. Based on a ca. 2015 assessor photograph, staff believes the original porch has already been removed.

Staff finds that the proposed addition is slightly recessed from the historic building and recommends the recess be increased to further differentiate the historic building and the new construction.

		The proposed addition will be constructed of brick and a glass curtain wall. Staff recommends <u>the brick be differentiated in tone and color to distinguish the historic building and the new construction</u> . Staff finds the glass curtain wall differentiates the historic building and new construction and helps to reduce the overall massing of the addition.
New Construction, Form, pg. 46 # 1	<i>New construction should use a building form compatible with that found elsewhere in the historic district. Building form refers to the specific combination of massing, size, symmetry, proportions, projections and roof shapes that lend identity to a building. Form is greatly influenced by the architectural style of a given structure.</i>	Staff finds the overall form of the addition is in keeping with the <i>Guidelines</i> as it is subordinate to the main building and utilizes a symmetrical fenestration pattern and a flat roof located beneath the historic roof.
New Construction, Porches, pg. 49	<p>3. <i>New porch railing designs, compatible with the overall design of the building, will also be considered.</i></p> <p>5. <i>Porch roofs are encouraged to utilize standing- or flat-lock metal seam roofs that are hand-seamed, or closely approximate handseaming. 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.</i></p>	<p>Staff finds that the proposed contemporary railing system is consistent with the <i>Guidelines</i>.</p> <p>The applicant proposes two roofs on the inset of either side of the house. Staff finds that this location is barely visible from the public right-of-way and recommends approval of the two new side porches and metal roofs with skylights.</p>
New Construction, Materials & Colors, pg. 53 #2	<i>Materials used in new construction should be visually compatible with original materials used throughout the surrounding neighborhood.</i>	As details were not provided, <u>staff recommends specifications for all proposed materials be submitted for administrative approval.</u>
Building Elements, Removal of Elements, pg. 66	<i>10. Original chimneys, skylights and light wells that contribute to the style and character of the building should be retained, as their removal could alter the overall character of the structure.</i>	The applicant proposes to remove a rear chimney. As this chimney is original to the building and is visible from the rear alley, staff recommends <u>against the removal of the chimney and that the applicant work with staff to incorporate the chimney into the new design.</u>

It is the assessment of staff that, with the conditions above, the application is partially 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

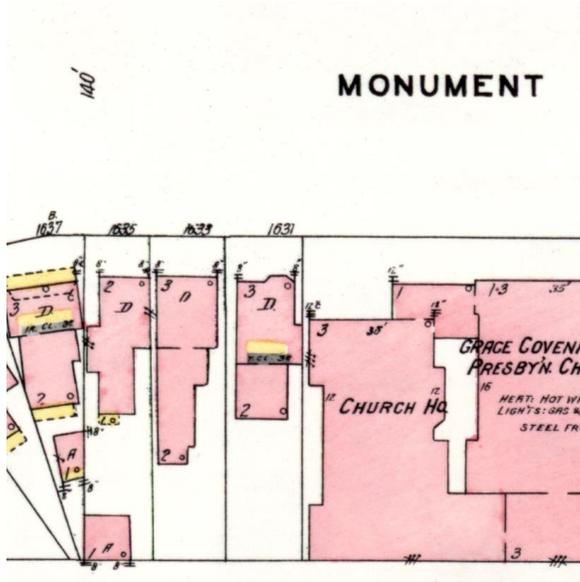


Figure 1. Sanborn Map, ca. 1925.



Figure 2. 1635 Monument Avenue.



Figure 3. 1635 Monument Avenue, rear elevation.



Figure 4. 1635 Monument Avenue, rear elevation.



Figure 5. 1635 Monument Avenue, rear elevation.



Figure 6. 1635 Monument Avenue, rear elevation.