

8. COA-048388-2019

PUBLIC HEARING DATE

February 26, 2019

PROPERTY ADDRESS

2711 East Broad Street

DISTRICT

St. John's Church

Commission of
Architectural Review

STAFF REPORT



APPLICANT

A. Alligood & S. Schwartz

STAFF CONTACT

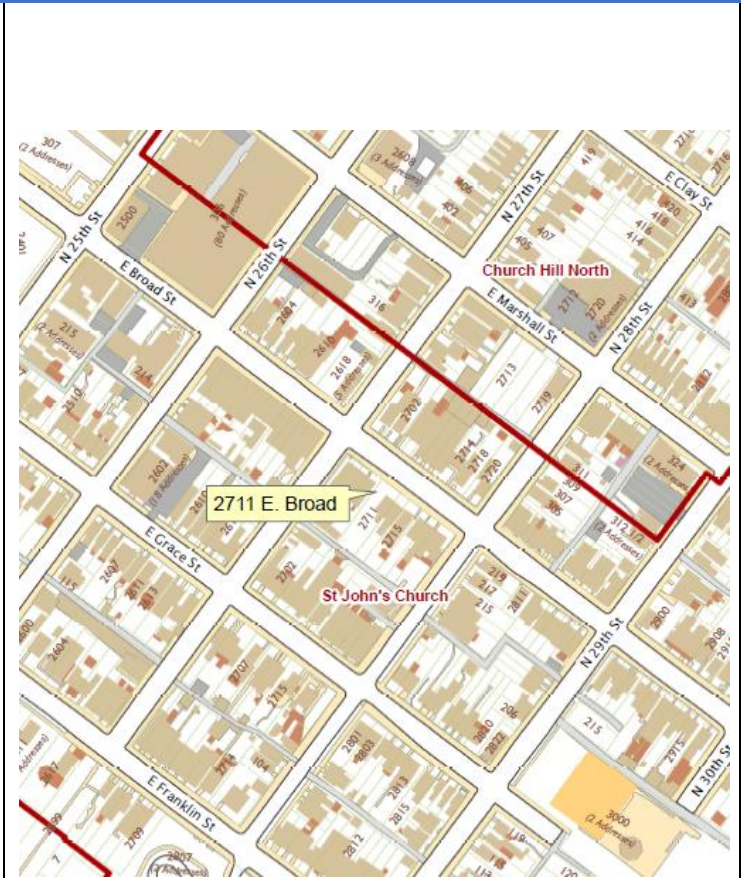
C. Jones

PROJECT DESCRIPTION

Construct a two-story secondary building.

PROJECT DETAILS

- The applicant proposes to construct a new wood frame building two stories (20 feet) in height, 17'x24' (408 SF), with a TPO shed roof.
- Exterior materials to include standing seam copper roof, stucco exterior, and an elevated (6") concrete slab foundation.
- Color will be Benjamin Moore Montgomery white to match the color of the primary residence.
- Decorative details include masonry parapets capped with metal flashing, copper gutters and downspouts, and painted sills.
- Proposed fenestration on the south, alley-facing elevation will include one awning-style window on the first floor and two casement windows on the second floor.
- The east (side) elevation will have two awning-style windows on the first floor and one casement window on the second floor. The west (side) elevation will have an awning-style window and a wood panel door on the first floor and a single casement window on the second floor. Above the door will be a flat-seamed copper roof overhang supported by wood brackets. A single downlight will be placed next to the door.
- The north, house-facing elevation will have paired doors and a flat-seamed copper roof overhang supported by wood brackets. A single downlight will be placed next to the door on the first floor, and three evenly spaced casement windows on the second story.
- All of the windows will be aluminum-clad wood windows.



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STAFF RECOMMENDATION

APPROVE WITH CONDITIONS

PREVIOUS REVIEWS

The Commission conceptually reviewed this application at the November 27, 2018 meeting. The Commission recommended a reduction in height, to alter the fenestration pattern, and discussed exterior materials. Since the previous meeting the applicant has resubmitted plans and has switched to a lower-height, gable-roof with

parapets on three sides, has aligned the windows on the south, east, and west elevations, and added painted wood sills.

STAFF RECOMMENDED CONDITIONS

- Final window specifications including materials be submitted for review and approval.

STAFF ANALYSIS

New Construction, Residential Outbuildings, pg. 51, #s1-3	<p>1. <i>Outbuildings, including garages, sheds, gazebos and other auxiliary structures, should be compatible with the design of the primary building on the site, including roof slope and materials selection.</i></p>	The applicant has revised the plans and now proposes to utilize a shed roof which mirrors the roof of the house.
	<p>2. <i>Newly constructed outbuildings such as detached garages or tool sheds should respect the siting, massing, roof profiles, materials and colors of existing outbuildings in the neighborhood.</i></p>	The proposed secondary building is located at the rear of property. It utilizes a roof form and materials found on other secondary resources in the district.
	<p>3. <i>New outbuildings should be smaller than the main residence and be located to the rear and/or side of the property to emphasize that they are secondary structures.</i></p>	While the mass of the proposed secondary building is smaller than the primary resource, staff is concerned that it appears to be similar in height. Sanborn maps indicate the presence of a one-story outbuilding on the site, and <u>staff recommends that the height of the building be reduced.</u> Staff also notes that either end of the alley historically had two-story secondary buildings, though the interior of the block did not.
Materials and Colors, pg. 47, #2	<p>2. <i>Materials used in new residential construction should be visually compatible with original materials used throughout the district.</i></p>	The proposed exterior materials are compatible with the existing primary building on the property. The wood windows with aluminum cladding are consistent with the <i>Guidelines</i> . <u>Staff recommends the final window specifications be submitted for staff review and approval.</u> Additionally, the colors are consistent with those found in the <i>Guidelines</i> .
New Construction, Doors and Windows, pg. 56, #2	<p>2. <i>The size, proportion, and spacing patterns of door and window openings on free standing new construction should be compatible with patterns established within the district.</i></p>	The applicant has revised the fenestration pattern and now proposes to vertically align the windows on the east, west, and south elevations.
Fence and Walls, pg. 51, #s1-3	<p>1. <i>Fence, wall, and gate designs should reflect the scale of the historic structures they surround, as well as the character of nearby fences, walls, and gates.</i></p> <p>2. <i>Fence, wall, or gate materials should relate to building materials commonly found in the neighborhood.</i></p> <p>3. <i>Privacy fences along the side and rear of a property should be constructed of wood of an appropriate design. Privacy fences are not appropriate in front of a historic building.</i></p>	The applicant intends to replace the fence after construction is complete. The proposed fence meets the <i>Guidelines</i> .

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

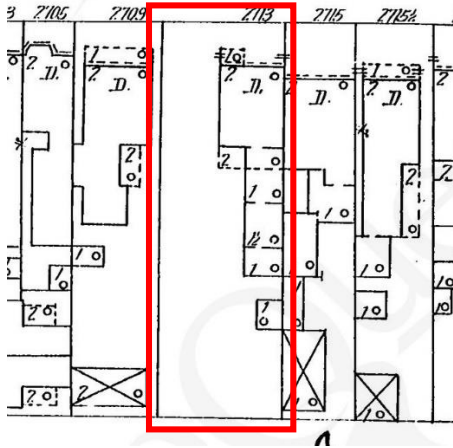


Figure 1. Sanborn Map 1905

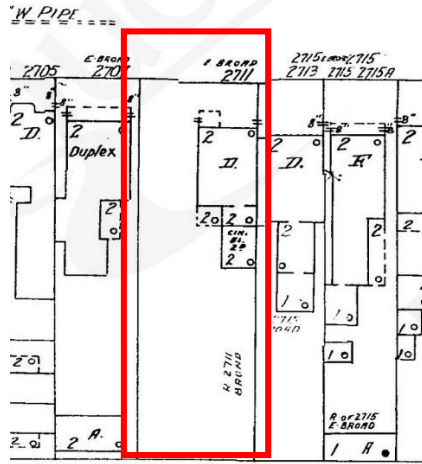


Figure 2. Sanborn Map 1950



Figure 3. 2711 East Broad Street.



Figure 4. View towards project location from East Broad Street.



Figure 5. View of project location from rear alley.



Figure 6. View towards project location from 28th Street.