

10. COA-067419-2020

PUBLIC HEARING DATE

January 28th, 2020

PROPERTY ADDRESS

3610 East Broad Street

DISTRICT

St. John's Church

Commission of
Architectural Review

STAFF REPORT



APPLICANT

TDZ Properties, LLC.

STAFF CONTACT

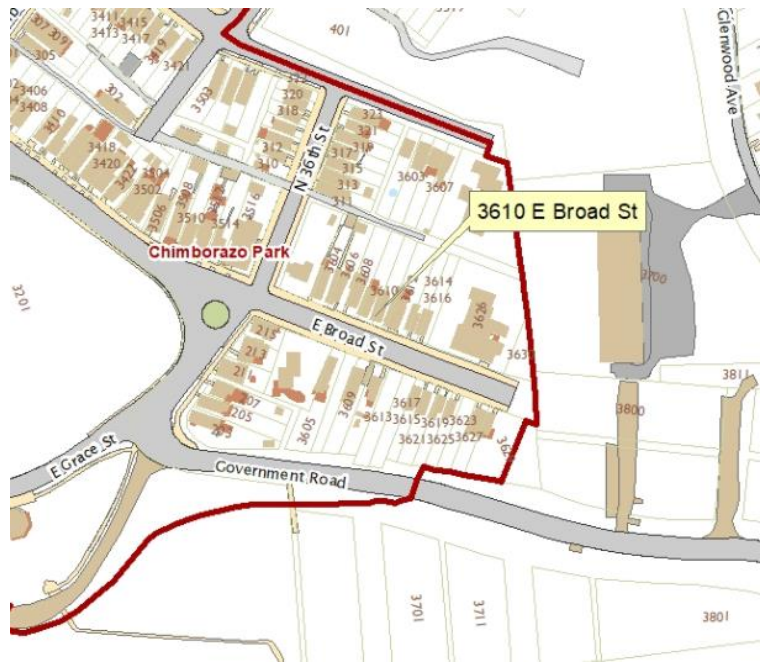
C. Jones

PROJECT DESCRIPTION

Construct a two-story rear addition.

PROJECT DETAILS – 3105 East Marshall Street

- The applicant proposes to construct a 2-story addition and covered porch onto the rear of a ca. 1890, 2-story, masonry residence.
- The proposed addition will be two stories in height, 19 feet wide by 10 feet in depth. The addition will be inset from the side elevations by 5 1/8 inches. The exterior of the addition will be HardiePlank lap siding, Cedarmill finish without a bead.
- On the rear addition, the applicant proposes a 1-story, full-width porch with a shed roof and a single flight of stairs placed parallel to the house. Proposed materials include a standing seam metal roof, 4x4 wrapped posts, and a powder coated aluminum railing.



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STAFF RECOMMENDATION

DEFER

PREVIOUS REVIEWS

The Commission has not previously reviewed this project.

STAFF RECOMMENDS:

- The applicant inset the addition from the sides to maintain the scale and massing of the historic building
- The interior spaces be reconfigured in a manner that retains the majority of historic exterior wall
- The rear porch railing be Richmond rail or the pickets be placed on the interior for a more finished appearance, and the porch be painted a neutral color that complements the main structure
- The fiber cement siding be smooth and without a bead
- The applicant submit information about any proposed HVAC units

STAFF ANALYSIS

Secretary of the Interior Standards, pg. 4-5

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

The applicant proposed to inset the addition less than six inches from the side elevations. Staff finds that this is not a sufficient inset to maintain the scale and massing of the historic building.

and architectural features to protect the historic integrity of the property and its environment.

10. New construction shall be undertaken in such a manner that if removed in the future the essential form and integrity of the historic property and its environment would be unimpaired.

Based on the interior plans, it appears that the rear wall of the historic masonry building will be substantially removed. Staff finds that the removal of the rear wall for the construction is not a reversible alteration and would damage the overall historic integrity of the building. Staff recommends the interior spaces be reconfigured in a manner that retains the historic fabric of the rear wall.

Siting, pg. 46

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

Staff notes that the addition is located at the rear of the building and that the adjacent buildings are located closely next to each other.

Height, Width, Proportion, & Massing, pg. 47

1. New residential construction should respect the typical height of surrounding residential buildings.

It appears that the addition will be taller in height than the existing building; however, due to the slope of the lot the roof of the addition will be lower than the roof of the historic building.

2. New residential construction should respect the vertical orientation typical of other residential properties in surrounding historic districts.

The applicant proposes horizontally and vertically aligned fenestration on the rear addition.

Materials and Colors, pg. 47

2. Materials used in new residential construction should be visually compatible with original materials used throughout the district.

The applicant proposes fiber cement siding on the rear addition and staff finds that this is in keeping with the *Guidelines*. Staff recommends that the fiber cement siding be smooth and without a bead and that the final colors be submitted to staff for review and approval.

Mechanical Equipment, pg. 68

The visual impact of new mechanical equipment should be minimized to protect the historic character of the district.

Staff requests that information about any proposed HVAC units be included in a revised application.

New Construction, Decks, pg. 51 #1-5

*1. Decks should not alter, damage or destroy significant site elements of the property.
2. Decks should complement the architectural features of the main structure without creating a false historical appearance. Decks should be painted or stained a neutral color that complements one or more of the colors found on the main structure.
3. Deck design may include vertical picket balustrades or contemporary railing that is in scale with the house and the deck.
4. Deck sub-decking should be screened with wood lattice work or with brick piers.
5. As is the case with all other auxiliary structures, decks cannot be constructed in front yards (in accordance with the Zoning Ordinance).*

The proposed rear porch generally meets the guidelines for new construction and decks as it is located at the rear of the dwelling, is subordinate in size, and does not alter, damage or destroy significant site elements of the property. Staff recommends the railing be Richmond rail or the pickets be placed on the interior for a more finished appearance, and the porch be painted a neutral color that complements the main structure.

FIGURES



Figure 1. 3610 East Broad Street.



Figure 2. 3608 1/2 and 3610 East Broad Street.



Figure 3. 3610 East Broad Street, rear elevation on left.



Figure 4. 3610 East Broad Street, rear elevation on left.