

**COMMISSION OF ARCHITECTURAL REVIEW
STAFF REPORT
August 22, 2017, Meeting**

15. **COA-021433-2017** (H. Kellman)

**3118 East Marshall Street
Chimborazo Park Old and Historic District**

Project Description:

**Restore existing storefront and
construct a 2nd story rear addition.**

Staff Contact:

M. Pitts

The applicant requests conceptual review and comment on the restoration of the Mission style storefront and construction of a 2-story addition at the rear of the single story brick structure in the Chimborazo Park Old and Historic District. The unique commercial building was built in the 1920s with a stepped parapet with a clock in the center. The storefront is composed of corner pilasters, a paneled base, and box cornice. The storefront has been boarded up from the exterior and elements of the original storefront remain on the interior. This includes framing for the storefront windows, a recessed pair of double doors, and transom windows. The applicant proposes to repoint the masonry and restore the storefront based on the remaining elements visible from the interior.

At the rear of the existing structure, the applicant proposes to construct a two-story addition. The proposed addition will be approximately 32' in length and 21' in width. The proposed shed roof will slope to the rear from approximately 25 ½' to 20'. The applicant is proposing a false façade to align with the existing structure and connect to the building at 3120 East Marshall Street. The façade will be clad in fiber cement siding and will have two false windows. The majority of the mass of the addition will project approximately 4 feet to the northwest of the existing northwest building wall. The plans do not indicate the finish cladding for the northwest elevation and note that it will be a 2 hour firewall. The applicant has not provided details as to what is proposed to be constructed on the adjacent property and attached to the proposed addition. At the rear of the structure, the applicant is proposing a 2 story full elevation porch. Details of window, door, and railing materials for the addition were not provided as a part of this application.

The applicant is seeking **Conceptual Review** for this project. Conceptual review is covered under Sec. 30-930.6(d) of the City Code: The Commission shall review and discuss the proposal with the applicant and make any necessary recommendations. Such Conceptual Review shall be advisory only.

Rehabilitation of the Existing Structure: The project appears to meet the general standards for rehabilitation outlined on page 58 of the *Richmond Old and Historic District Handbook and Design Review Guidelines*, which recommend the retention and repair of character-defining, historic features of a property and encourage the restoration of missing features based on physical and photographic evidence.

Addition: The *Richmond Old and Historic District Handbook and Design Review Guidelines* state that additions should be subordinate in size and as inconspicuous as possible (pg. 52, Siting #1). The proposed addition is not subordinate to the existing structure as it is considerably more massive than the primary structure. The proposed addition is not inconspicuous as it is both taller and projects wider than the existing structure. Staff recommends any addition to this existing historic structure be small in scale, single story, and minimally visible from East Marshall Street as to not overwhelm the historic structure. The *Guidelines* note that that new construction should use a building form compatible with that found elsewhere in the district (pg. 52, Form #1). Staff has concerns that the false façade and windows is not an element that is found in the district. Staff supports the use of the fiber cement siding as it is a material compatible with the district yet differentiated from the historic brick structure. Staff has concerns that an appropriate cladding is not proposed for the northwest elevation. Staff recommends the applicant provide details of the development on the adjacent property for the Commission to review as a part of this application.

The following items are needed for final review of the project:

- Fully dimensioned elevations
- Description of all materials for the proposed addition
- Location of mechanical equipment and trash cans on the site plan.
- Details of the proposed development on the adjacent property.