

15. COA-050423-2019

PUBLIC HEARING DATE

March 26, 2019

PROPERTY ADDRESS

2816 East Franklin Street

DISTRICT

St. John's Church

APPLICANT

C. Wozencraft

STAFF CONTACT

C. Jeffries

Commission of Architectural Review

STAFF REPORT

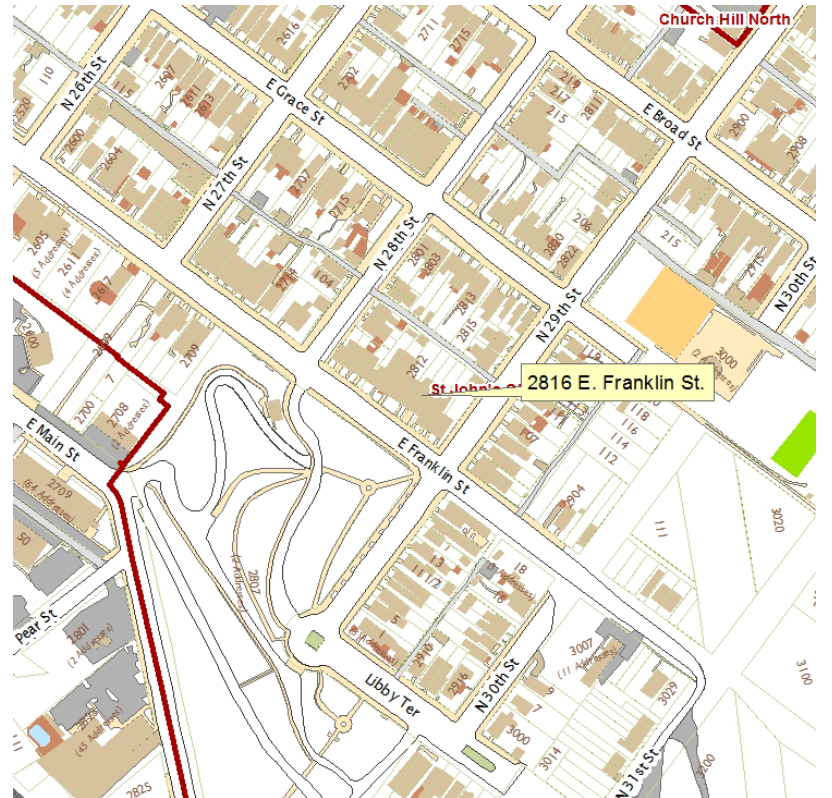


PROJECT DESCRIPTION

Demolish a one-story masonry garage and construct a new, two-story accessory building.

PROJECT DETAILS

- The applicant proposes to demolish a one-story brick garage at the rear of a two-story brick attached residence. A new two-story accessory building will then be constructed.
- The proposed new building will be 20 feet tall with a flat roof, brick on the first story and metal shingles and cementitious panels on the second story. The alley-facing elevation will have one aluminum clad 1/1 double-hung window and a black garage door.
- The new building will be 14'8" by 26', and be set back 5' from the rear property line.
- The applicant is seeking a variance for the proposed 0' side yard setback. Zoning staff has also informed CAR staff that the proposal will require additional zoning approval for the proposed dwelling unit on the second story.



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CONCEPTUAL REVIEW

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. Commission staff reviewed the project through the lens of the "Standards for New Construction" on pages 44, and 46-56 of the Richmond Old and Historic District Handbook and Design Review Guidelines utilizing the Guidelines presented below.

PREVIOUS REVIEWS

None.

SURROUNDING CONTEXT

The alley on the subject block contains one-story brick and frame garages.

STAFF COMMENTS

- The existing building has experienced significant modification over time. The Commission may wish to consider whether the building retains enough integrity to be deemed contributing to the historic character

of the district.

- The building should be constructed of one material, such as brick, to be consistent with two-story outbuildings in the district.
- The following should be submitted for final review:
 - An analysis by a structural engineer.
 - Window specifications.

STAFF ANALYSIS

Standards for Demolition, pg. 82

Under the provisions of Sec. 32-930.7., the Commission shall approve requests for demolition when:

- 1) There are no feasible alternatives to the proposed demolition. "Feasible alternatives" include an appropriate new use and rehabilitation, relocation of the structure to a compatible site or re-sale of the property to an individual committed to suitable rehabilitation or relocation.*
- 2) A building or structure is deemed not to be a contributing part of the historic character of an Old and Historic District.*
- 3) The Commission deems that a building or structure has deteriorated beyond the point of feasible rehabilitation.*

The application states that the existing garage is in poor condition and is undersized for contemporary vehicles. As a structural report was not submitted with the application, staff cannot assess whether the garage is beyond the point of feasible rehabilitation. Staff recommends that an analysis by a structural engineer be included in the application for final review.

It is difficult to determine if the existing garage is the structure shown in the 1905 Sanborn map, however historically there has been a one-story building at the rear of the property. The current garage was formerly attached to a garage at 2814 East Franklin Street which was demolished in 1975. The west wall of the existing garage was replaced with CMU.

The remaining half of the building was in severe disrepair when in 1996 an application to rebuild the garage was approved by the Commission. At this time the roof and much of the west wall were rebuilt, a garage door was installed, and a pedestrian door was cut into the east wall.

The existing building has experienced significant modification over time. The Commission may wish to consider whether the building retains enough integrity to be deemed contributing to the historic character of the district.

New Construction, Residential Outbuildings, pg. 51, #s1-3

1. 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.

The applicant is proposing to utilize a flat roof with a parapet which is compatible with outbuildings throughout the district.

2. 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.

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.

3. 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.

The mass of the proposed secondary building is smaller than the primary resource, and located at the rear. Sanborn maps indicate historically a one-story outbuilding has been present on the site since at least 1905. The Sanborn maps also indicate that historically two-story buildings have been located on the subject alley, though none are still standing.

Materials and Colors, pg. 47, #2

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

The proposed exterior materials are compatible with the existing primary building on the property. The wood window with aluminum cladding is consistent with the *Guidelines*. Staff recommends the final window specifications be submitted for final review.

The Commission may wish to consider whether the metal shingles are compatible with the historic district. Metal cladding is found on outbuildings throughout the district, though not typically in the form of shingles.

In the renderings submitted with the application the shingles appear visually busy, which emphasizes the large second story massing. Staff recommends the building be constructed of one material, such as brick, to be consistent with two-story outbuildings in the district.

New Construction, Doors and Windows, pg. 56, #2

2. 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.

The applicant proposes to vertically align the window and door on the south elevation.

FIGURES

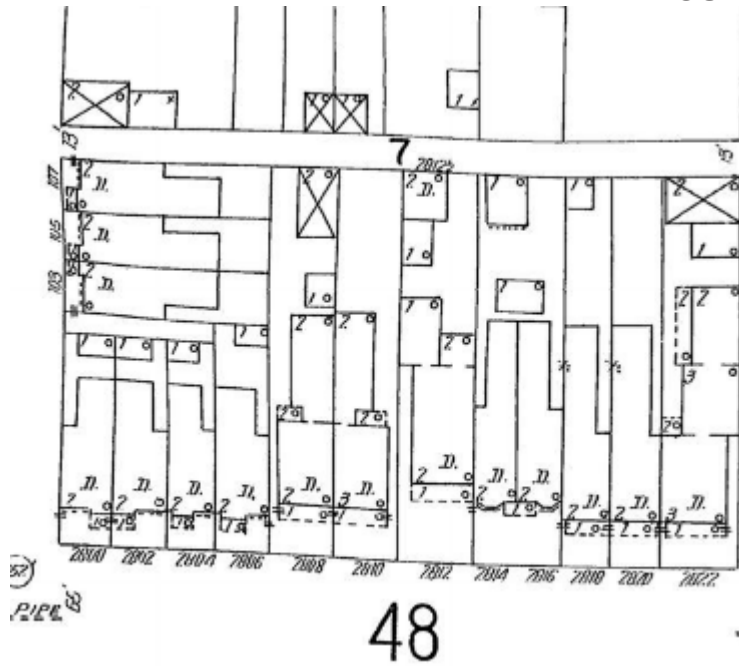


Figure 1. Sanborn Map, 1905

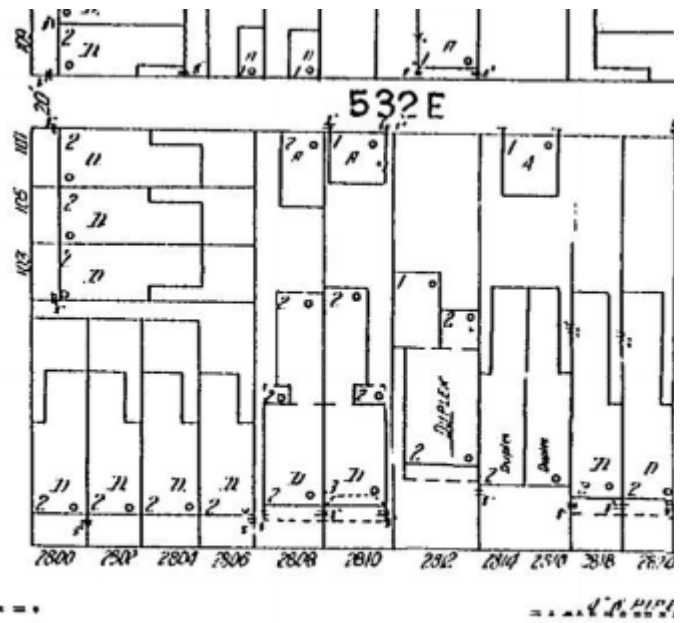


Figure 2. Sanborn Map, 1952



Figure 3. Garage, March 2019



Figure 4. Garage prior to rehabilitation, 1996