

4. COA-091734-2021

PUBLIC HEARING DATE

May 25, 2021

PROPERTY ADDRESS

419-421 Brook Road

DISTRICT

Jackson Ward

APPLICANT

J. S. DelCardayre

STAFF CONTACT

C. Jones

Commission of Architectural Review

STAFF REPORT



PROJECT DESCRIPTION

Rehabilitate an existing building and construct a new rooftop addition.

PROJECT DETAILS

- The applicant proposes to rehabilitate an existing one-story ca. 1920 masonry commercial building, and add a second-story residential unit to the roof.
- The building is irregular-shaped and has two openings facing Brook Road and another opening facing the adjacent alley.
- The proposed rehabilitation includes reopening the two openings facing Brook Road by removing the existing infill materials. For the alley-facing opening, the applicant proposes to extend the opening from an existing transom window to grade. The new openings will have large storefront windows and doors. New windows, in existing openings, are also proposed for the side elevation.
- On the roof, the applicant proposes a one-story residential unit. The residential unit will have a gently-sloped shed roof, the exterior will be clad in siding, and the openings will include large windows and doors on the Brook Road elevation and smaller windows on the side/alley elevation.



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STAFF RECOMMENDATION

APPROVE

PREVIOUS REVIEWS

The Commission reviewed this application at the conceptual level during the April 27, 2021 meeting. During the meeting the Commission expressed general support for the application and confirmed that additional information would be necessary for a complete application.

STAFF RECOMMENDED CONDITIONS

- None

STAFF ANALYSIS

Building Elements, Windows, pg. 69, #s7-8

7. Windows should only be replaced when they are missing or beyond repair. Any reconstruction should be based on physical evidence or photo documentation.

The applicant proposes to remove existing windows, doors, and infill materials in the two primary openings facing Brook Road and install a storefront glazing system. Staff finds that the

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.

current fenestration and infill is not original to the building and recommends approval of removing these materials. Staff further finds that a modern window configuration clearly differentiates these as new windows and recommends that the new storefront doors and windows be sized to fit within the existing openings.

The applicant also proposes to reopen infilled openings in the side elevation. On the corner/alley elevation the application proposes to remove the non-historic infill and install a new storefront window system. The applicant also proposes to refurbish and maintain the existing transom and awning.

Staff recommends approval of the proposed removal of the non-historic infill material and the use of a new storefront window system.

Standards for New Construction, Siting, pg. 46, #1

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.

The applicant proposes to construct a one-story addition on top of a one-story building. The addition will be set back from the Brook Road elevation by a six-foot terrace. Staff finds the addition will be visible from the surrounding area, though visibility is limited to the immediately surrounding block. While the *Guidelines* state that additions should be at the rear or least visible side, staff finds that a vertical addition is appropriate in this location since it is compatible in height with the surrounding buildings, which include two- and three-story buildings, and visibility from the street level is limited in this area due the narrowness of Brook Road. Further, based on Sanborn map evidence, staff believes there was historically a two-story building on this site. Staff also finds the six-foot setback from Brook Road helps to differentiate the existing building and the proposed addition.

In response to Commission feedback, the applicant has updated the plans to indicate the new addition will be approximately 10 feet in height, though some of the height will likely be screened by the parapet walls. Staff notes the total height with the addition will be 24 feet and staff finds this is in keeping with the neighboring two-story buildings found on the subject block.

Standards for New Construction, Form, pg. 46, #2	<i>2. New residential construction should maintain the existing human scale of nearby historic residential construction in the district.</i>	Staff finds large window openings help to reduce the overall appearance and maintain the human scale of the addition.
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Standards for New Construction, Height, Width, Proportion, & Massing, pg. 47	<i>2. New residential construction should respect the vertical orientation typical of other residential properties in surrounding historic districts.</i>	The proposed large window openings on the addition will be vertically aligned with the reopened fenestration pattern on the first floor. Staff finds that this helps to maintain the overall vertical orientation found on the surrounding properties.
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Standards for New Construction, Height, Width, Proportion, & Materials and Colors, pg. 47, #s2-3	<i>2. Materials used in new residential construction should be visually compatible with original materials used throughout the district.</i> <i>3. Paint colors for new additions should complement the historically appropriate colors used on the primary structure. Paint colors used should be similar to the historically appropriate colors already found in the district.</i>	Proposed materials include unpainted wood siding or a smooth fiber cement siding, cable railings, and aluminum clad windows. Staff finds that the proposed materials are in keeping with materials found on additions in the district. In response to the Commission feedback, the applicant has updated the material and color specifications. The applicant proposes a fiber cement lap siding in a neutral color for the exterior of the addition. Staff finds the proposed materials and colors meet the <i>Guidelines</i> and recommends approval of the proposed material and paint specifications.
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New Construction, Doors and Windows, pg. 49, #1	<i>1. The size, proportion and spacing patterns of door and window openings on a new addition should follow patterns established by the original building. Windows on most commercial and residential properties throughout Old and Historic Districts have a vertical orientation.</i>	The applicant intends to vertically align the windows on the Brook Road elevation and visible side elevation. Staff finds the fenestration pattern is in keeping with the <i>Guidelines</i> .
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New Construction, Porches and Porch Details, pg. 49, #3	<i>3. New porch railing designs, compatible with the overall design of the building, will also be considered.</i>	Staff finds the cable railing design appropriate for the contemporary design of the addition.
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It is the assessment of staff that 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

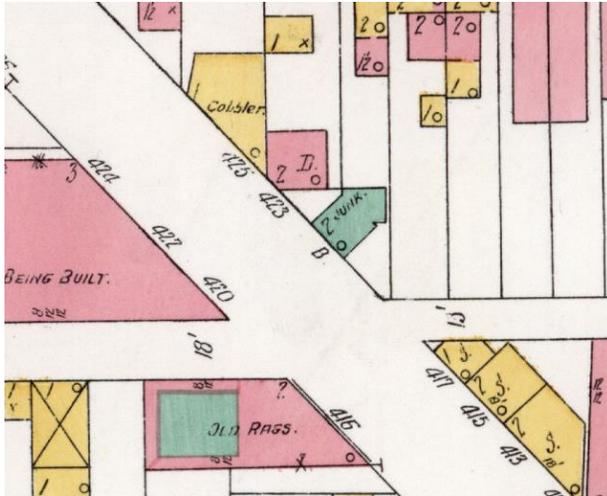


Figure 1. Sanborn Map, 1905.

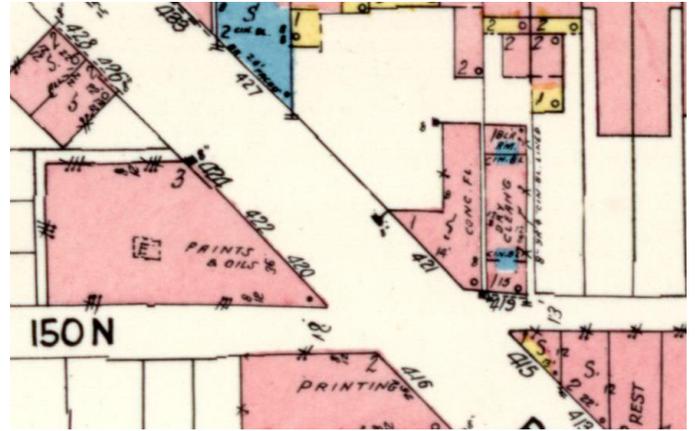


Figure 2. Sanborn Map, 1952.



Figure 3. 419-421 Brook Road.



Figure 4. View north towards 419-421 Brook Road.