

8. COA-066625-2020

PUBLIC HEARING DATE

January 28, 2020

PROPERTY ADDRESS

517 Catherine Street

DISTRICT

Jackson Ward

Commission of
Architectural Review

STAFF REPORT



APPLICANT

Carver Homes

STAFF CONTACT

C. Jones

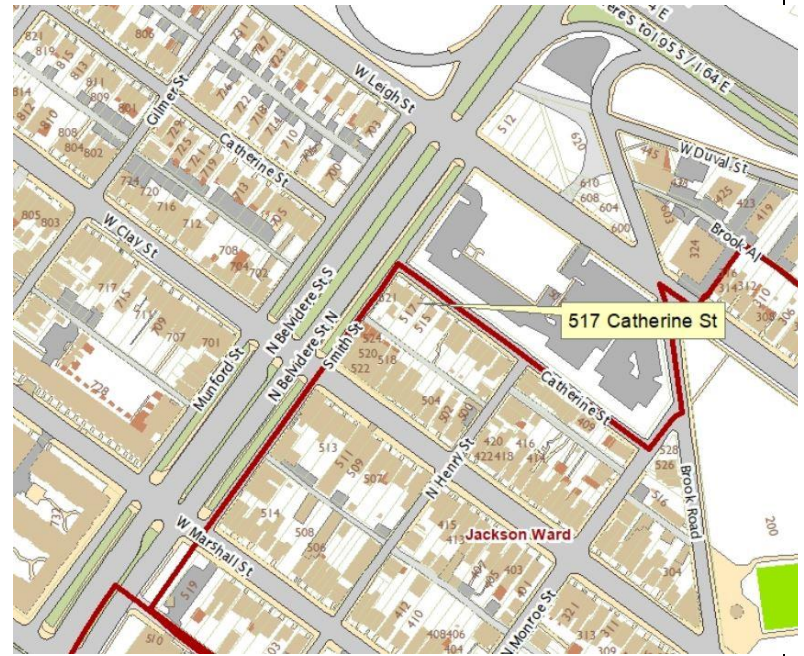
PROJECT DESCRIPTION

Rehabilitate an existing multi-family residence and construct a rear addition.

PROJECT DETAILS

The applicant proposes:

- Removal of the existing faux brick siding and the sheathing underneath and installation of new sheathing and smooth fiber cement siding over the entire building.
- Installation of new windows, either in the size of the original openings if discovered during the interior demolition phase, or a newly proposed size. The new windows will be 1/1 PVC or aluminum clad.
- Replacement of the roof.
- Removal of the ramp and the chain link fence in the front yard.
- Rebuilding of the chimney using the existing brick or matching brick.
- Locating the HVAC units either in the back or the right side of the property.
- Parging of the foundation.
- The applicant also proposes to construct a rear addition, approximately 16' by 25' (400 SF), to the historic building.



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STAFF RECOMMENDATION

Approve with conditions

PREVIOUS REVIEWS

At the June 2017 meeting, the Commission approved the installation of an accessible ramp for the previous homeowner. On October 14, 2019 staff approved a permit for interior work only. The Commission conceptually reviewed this application at October 22, 2019 meeting. The Commission suggested the addition, which as originally proposed would have doubled the size of the building, is not sufficiently subordinate to the existing building and that it be reduced in height, depth, and/or width. The Commission also recommended that the applicant consider a full façade porch, as one historically existed; that the front door be maintained as a front door; and that the proposed side stair be removed from the plans. The Commission confirmed that the materials of the new addition should be better differentiated from those of the historic building. The Commission also stated that the chimneys need to be retained.

The applicant has submitted a copy of the Part II application for State and Federal Rehabilitation Tax Credits and the approval letter from the Department of Historic Resources. The applicant has also discussed with Zoning staff the need for an administrative variance from the side yard setback requirements.

STAFF RECOMMENDED CONDITIONS

- If wood siding is found, it will be consolidated on the front of the building and new wood siding that matches the historic siding be installed.
- The proposed siding for the historic building and the addition have a different reveal and the final exterior materials be submitted to staff for review and approval prior to applying for a building permit
- The replacement windows be the size of the original openings if discovered during the interior demolition phase, or the newly proposed size; and the applicant update the elevations to show 6/6 windows on the façade prior to applying for a building permit
- The shutters be operable and properly sized for the window openings
- A detailed porch and stair elevation that closely matches the historic photograph be submitted for review and approval.
- All exterior colors be submitted to staff for review and approval
- The applicant provide staff with a clarification of the proposed window locations on the left side elevations and that this information be updated on the building permit plans
- The applicant submit a site plan with the location of the HVAC equipment and any screening indicated
- Any additional conditions or approvals imposed by the DHR or the National Park Service be submitted to staff for review and approval

STAFF ANALYSIS - Rehabilitation

The Secretary of the Interior Standards For Rehabilitation. Pgs. 4-5

3. Each property shall be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.

6. Deteriorated historic features shall be repaired rather than replaced. When the severity of deterioration requires replacement or a distinctive feature, the new feature shall match the old in design, color, texture and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical or pictorial evidence.

The applicant has revised the plans and now proposes to install 6/6 windows on the façade and 1/1 windows on the side elevations. Staff recommends approval of the windows with the condition that they be either the size of the original openings if discovered during the interior demolition phase, or the newly proposed size. Staff notes that the elevations show a 1/1 window, and staff requests the applicant update the elevations to show a 6/6 window on the façade prior to applying for a building permit.

The applicant proposes to install shutters on the first story of the façade. Staff has found evidence that shutters existed on the historic windows on the first floor, and on the renovated property. Staff recommends approval of the shutters with the condition that they must be operable and properly sized for the window openings.

The applicant proposes to reconstruct the historic porch based on photographic evidence. Staff notes the historic photograph indicates a denticulated cornice line and this is not reflected on the porch section detail. Staff requests a detailed porch and stair elevation that closely matches the historic photograph be submitted for review and approval.

Building Elements, Window

The number, location, size or glazing pattern of windows should not be changed by cutting new openings, blocking out

The applicant has responded to staff and Commission feedback and no longer proposes to construct a side entrance on the first and

Replacement and/or Reconstruction, pg. 69, #8	<i>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.</i>	second stories. On the left side elevation staff notes the proposed plans show horizontally and vertically aligned windows, though these windows are not currently aligned in the configuration. Further, the windows are shown under the roof peak, where they currently are located under the rear roof slope. Staff requests <u>the applicant provide staff with a clarification of the proposed window locations and that this information be updated on the building permit plans.</u>
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Standards for Rehabilitation, Residential Construction, pg. 59, #4	<i>Retain original roof shape, size, materials and related elements including cupolas, chimneys and weather vanes; if replacement is necessary, consideration for use of slate, wood and metal, with respect to color and patterns, should be given.</i>	The applicant has responded to staff and Commission feedback and now indicates that the chimneys will be maintained above the roof line.
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Mechanical Equipment, HVAC Equipment, pg. 68	<p>1. <i>New units should be placed in side or rear yards so as to minimize their visual impact. Side yard units should be located as far away from the front of the building as possible.</i></p> <p>3. <i>HVAC equipment on the ground should be appropriately screened with fencing or vegetation.</i></p>	<u>Staff requests the applicant submit a site plan with the location of the HVAC equipment indicated. Staff also requests the applicant submit information about screening for the HVAC equipment.</u>
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STAFF ANALYSIS – Addition

Standards for New Construction, pg. 46	<i>In order to avoid creating a false sense of history, new construction should also be discernible from the old. Perhaps the best way to think about a compatible new building (or addition) is that it should be a good neighbor; one that enhances the character of the existing district and respects its historic context, rather than being an exact (and misleading) reproduction of another building.</i>	The applicant has responded to staff and Commission feedback and has reduced the width of the addition.
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Standards for New Construction, pg. 46, Siting	1. <i>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.</i>	The applicant has reduced the width of the addition and now proposes to inset it on the left side by 3'-5". The applicant has also lowered the height so that now the roof of the addition is below the roof slope of the historic building.
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Standards for New Construction, pg. 46, Form	1. <i>New construction should use a building form compatible with that found elsewhere in the historic district. Building form refers to the specific combination of massing, size, symmetry, proportions, projections and roof shapes that lend identity to a building. Form is greatly influenced by the architectural style of a</i>	The applicant has responded to staff feedback and now proposes to inset the addition on the left (visible) side elevation. Staff finds that this helps to maintain the overall rectangular form of the building.
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given structure.

Secretary of the Interior Standards for Rehabilitation, pg. 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 and architectural features to protect the historic integrity of the property and its environment.

The applicant has indicated the use of fiber cement siding on the addition. Staff recommends approval of this material with the condition that the proposed siding have a different reveal from the siding on the historic building, and the final exterior materials be submitted to staff for review and approval prior to applying for a building permit.

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. 517 Catherine Street, view from Catherine Street



Figure 2. View of east elevation from alley



Figure 3. View of south elevation from alley



Figure 4. 517 Catherine Street, prior to 1963