

3. COA-068521-2020

PUBLIC HEARING DATE

February 25, 2020

PROPERTY ADDRESS

2017-2021 Monument Avenue

DISTRICT

Monument Avenue

APPLICANT

Dr. J. Astruc

STAFF CONTACT

C. Jeffries

Commission of Architectural Review

STAFF REPORT

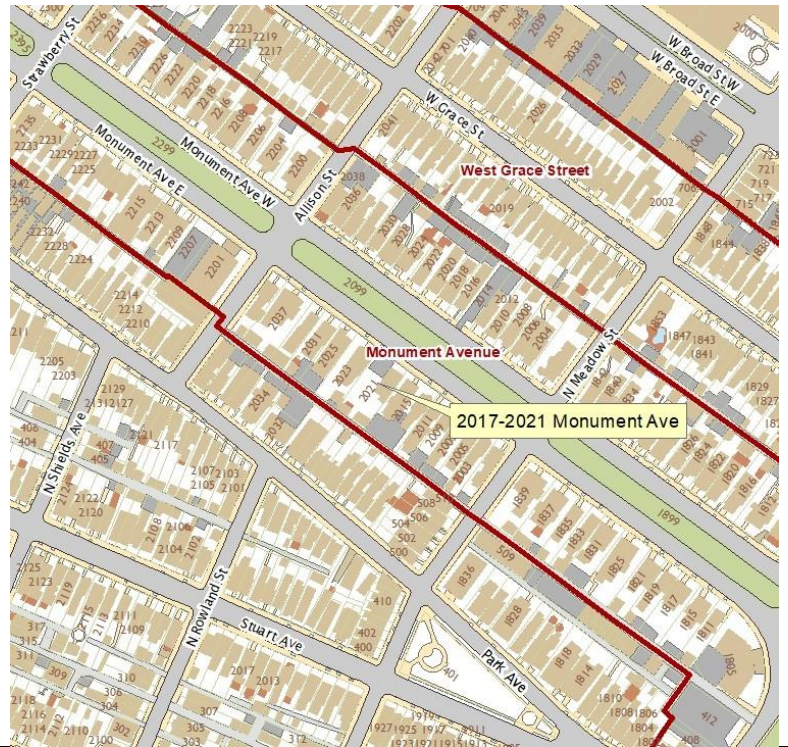


PROJECT DESCRIPTION

Construct a three-story rear addition and porch; alter fenestration.

PROJECT DETAILS

- The applicant requests approval to construct a rear addition and porch on a three-story brick Colonial Revival home in the Monument Avenue City Old and Historic District.
- The existing building was designed as a residence and doctor's office by Duncan Lee and built ca. 1927.
- The applicant is proposing a three-story rear addition with a brick veneer to match the existing. A portion of the addition will be clad in paneling, to differentiate it from the adjacent porch.
- A three-story engaged porch is also proposed, supported on brick piers with double columns and a glass panel railing system.
- The applicant is also proposing a number of changes to the fenestration pattern on the sides of the building, including altering window size and design, enclosing windows, and reinstating previously altered openings.



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STAFF RECOMMENDATION

PARTIAL APPROVAL WITH CONDITIONS

PREVIOUS REVIEWS

The addition of a new elevator tower in the rear was approved by the Commission in December, 2018. That application was submitted by a previous owner.

STAFF RECOMMENDED CONDITIONS

- The northern window of the pair on the east elevation remain and the brick in the opening to the right be inset.
- The applicant submit additional photographic or physical documentation which demonstrates that the three openings on the west elevation have been altered.
- The three altered openings on the west elevation match the original plans, and revised elevations be submitted to staff for administrative review and approval prior to work beginning.
- The addition be inset on each side by at least six inches.
- The new brick of the addition be a different but compatible color from the existing, and the cornice line be differentiated.

- The rear porch be inset from the solid walls of the addition and the pent roof be omitted from the design.
- The rear porch design be simplified by utilizing single square posts, rather than the double round posts proposed.
- The projecting section of the rear addition be redesigned to not read as a porch enclosure.
- Specifications for all proposed materials be submitted for administrative approval.
- Accurate elevations be submitted to staff prior to the issuance of a building permit.

Staff recommends **denial** of the proposed arched window on the east elevation and the proposed changes to the second story windows on the west elevation as this would alter and be inconsistent with the original design, and would not be an easily reversible change.

STAFF ANALYSIS

Windows, pg.
69 #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.

The applicant is proposing a number of changes to the existing openings on the sides of the building. The Guidelines discourage permanent changes to masonry openings as they are not easily reversible.

On the east elevation staff finds that the proposed arched window is not appropriate as it is not consistent with the design of the existing windows and is visible from Monument Avenue. Staff notes that the existing east elevation drawing is inaccurate as there is currently a window in this location. Staff recommends denial of the proposed arched window on the east elevation. Staff finds that the proposed alteration to the double window on this elevation is minimally visible from the public right-of-way, and is supportive of this change with the condition that the northern window of the pair remain and the brick in the opening to the right be inset.

On the west elevation the applicant is proposing the following changes:

- Enlarge two existing windows to match other windows on this elevation.
- Change a double window to a single window.
- Reopen a previously enclosed window opening on the first story.
- Restore an original door opening on the first story.

The west elevation is highly visible from Monument Avenue as the building is located on a double lot with an open yard and parking area on this side. Some of the proposed changes attempt to recreate this façade as it was originally drawn by Duncan Lee. The 1927 plans do show a larger window on the third story, and a window on the first story beside a

		<p>door. Staff was unable to determine visually if the brick has been altered in these locations. As building plans do not always reflect as-built conditions, <u>staff recommends the applicant submit additional photographic or physical documentation which demonstrates that these three openings have been altered. Further, staff recommends the altered openings match the original plans, and revised elevations be submitted to staff for administrative review and approval prior to work beginning.</u></p> <p><u>Staff recommends denial of the proposed changes to the second story windows as this would alter and be inconsistent with the original design, and would not be an easily reversible change.</u></p>
New Construction, Siting, pg. 46 # 1	<i>Additions should be subordinate in size to their main buildings and as inconspicuous as possible. Located additions at the rear or on the least visible side of a building is preferred.</i>	The proposed addition is subordinate in size and located at the rear of the building.
Guidelines for Rehabilitation, pg. 5 #9	<i>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.</i>	<p>The new addition will require the removal of an existing 1-story porch at the rear of the building. The porch does not appear on the original drawings of the building or on Sanborn maps of the property.</p> <p>Staff finds that the proposed addition is not differentiated from the existing building as the plans call for matching the existing brick and cornice, and do not include insets on both side elevations. <u>Staff recommends the addition be inset on each side by at least six inches, the new brick be a different but compatible color from the existing, and the cornice line be differentiated.</u></p>
New Construction, Form, pg. 46 # 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 given structure.</i>	Staff finds that design elements of the proposed addition and rear engaged porch are not consistent with the building forms found throughout the district. For instance, rear porches are typically inset from the building wall. In addition, the pent roof on the wall of the paneled section of the addition is not typical for the district. <u>Staff recommends the rear porch be inset from the solid walls of the addition and the pent roof be omitted from the design.</u>
New Construction, Porches, pg. 49 #3	<i>New porch railing designs, compatible with the overall design of the building, will also be considered.</i>	Staff finds that the proposed contemporary railing system is consistent with the Guidelines.

<p>Porches, Entrances & Doors, pg. 71 #4</p>	<p><i>Front and side porches are architecturally more ornate than utilitarian back porches.</i></p>	<p>Staff finds that the proposed ornate double columns on the rear porch are not in keeping with the Guidelines, which state that rear porches are more utilitarian. Staff also notes that the façade of the building is understated, making an ornate rear porch incongruent with the overall design. Other rear porches and enclosed porches along this block of Monument Avenue are modest porches with simple square posts. <u>Staff recommends the rear porch design be simplified by utilizing single square posts, rather than the double round posts proposed.</u></p>
<p>Standards for Rehabilitation, pg. 59, #10</p>	<p><i>...adding features or salvaged architectural elements that suggest an inaccurate or undocumented sequence of construction should be avoided because this confuses our understanding of the evolution of Richmond's historic built environment.</i></p>	<p>Staff finds that the third-story solid addition reads as a porch enclosure, which confuses the sequence of construction as this area is new construction and not an enclosure of a porch. <u>Staff recommends this section be redesigned to not read as a porch enclosure.</u> This could be achieved by using a solid material that does not replicate columns and railings.</p>
<p>New Construction, Materials & Colors, pg. 53 #2</p>	<p><i>Materials used in new construction should be visually compatible with original materials used throughout the surrounding neighborhood.</i></p>	<p>As details were not provided, <u>staff recommends specifications for all proposed materials be submitted for administrative approval.</u></p>

It is the assessment of staff that, with the conditions above, the application is partially 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. Façade and east elevation.



Figure 2. West elevation.



Figure 3. 2001 Monument Ave, rear porch.



Figure 4. 2011 Monument Ave, enclosed rear porch.



Figure 5. 2000 Block Monument Avenue, even side, rear elevations.



Figure 6. 2003 Monument Avenue, rear porch.