

17. COA-044893-2018

PUBLIC HEARING DATE

November 27, 2018

PROPERTY ADDRESS

2711 East Broad Street

DISTRICT

St. John's Church

APPLICANT

A. Alligood & S. Schwartz



STAFF CONTACT

Carey L. Jones

Commission of Architectural Review

STAFF REPORT

PROJECT DESCRIPTION

Construction of a two-story secondary building.

PROJECT DETAILS

On the property is a two-story, masonry Greek Revival, single family residence. The applicant requests review and comment on the construction of:

- A new building two stories in height, 17'x24' (408 SF), with a gable roof. The roof will be 19'-10" at its roof midpoint and 22 feet at the roof peak.
- Exterior materials to include standing seam copper roof, stucco exterior, and an elevated (6") concrete slab foundation.
- Color will be Benjamin Moore Montgomery white to match the color of the primary residence.
- Decorative details include gable-end masonry parapets, copper half-round gutters, and downspouts
- Proposed fenestration on the north-facing elevation will be wood French doors with a transom and three casement windows on the second floor.
- Alley facing elevation will feature three awning ribbon windows on the first floor and three evenly spaced windows on the second floor.



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CONCEPTUAL REVIEW

PREVIOUS REVIEWS

None.

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: Residential" on pages 44, and 46-47 of the Richmond Old and Historic District Handbook and Design Review Guidelines utilizing the Guidelines presented below.

STAFF COMMENTS

- The height or roof pitch be reduced to be more compatible with a secondary building on the interior of this block.
- Reorganize the fenestration pattern so that the first and second story windows relate to each other.
- Information about site improvements, such as a new fence.
- Submittal of the following for final review:
 - Dimensioned context site plan
 - Dimensioned context elevation
 - A detailed statement of how the project conforms to the Guidelines
 - Window specifications that meet the Commission Guidelines

STAFF ANALYSIS

New Construction, Residential Outbuildings, pg. 51, #s1-3	<i>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.</i>	The applicant has submitted information about the materials indicating the proposed exterior materials are compatible with the materials of the main house. The proposed gable roof is a different roof form from the shed roof found on the main house.
	<i>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.</i>	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.
	<i>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.</i>	While the mass of the proposed secondary building is smaller than the primary resource, staff is concerned that it appears to be similar in height. Sanborn maps indicate the presence of a one-story outbuilding on the site, and staff recommends that the height of building be reduced. Staff also notes that either end of the alley historically had two-story secondary buildings, though the interior of block did not.
Materials and Colors, pg. 47, #2	<i>2. Materials used in new residential construction should be visually compatible with original materials used throughout the district.</i>	The proposed exterior materials are compatible with the existing primary building on the property. The wood windows with aluminum cladding are consistent with the <i>Guidelines</i> .
New Construction, Doors and Windows, pg. 56, #2	<i>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.</i>	Staff finds the fenestration patterns on the south elevation to be inconsistent with the surrounding area and recommends reorganizing the window pattern so that the first and second story relate to each other.

IMAGES

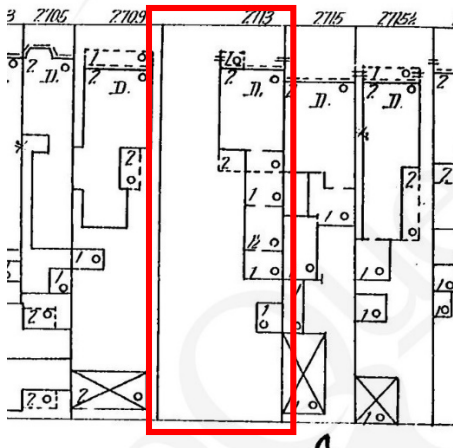


Figure 1. Sanborn Map 1905

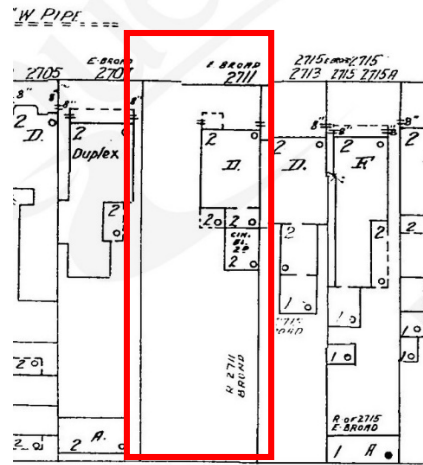


Figure 2. Sanborn Map 1950



Figure 3. 2711 East Broad Street.



Figure 4. View towards project location from East Broad Street.



Figure 5. View of project location from rear alley.



Figure 6. View towards project location from 28th Street.