

6. COA-073709-2020

PUBLIC HEARING DATE

June 23, 2020

PROPERTY ADDRESS

3310 E. Broad Street

DISTRICT

Chimborazo Park

Commission of
Architectural Review

STAFF REPORT



APPLICANT

C. Badger

STAFF CONTACT

Chelsea Jeffries

PROJECT DESCRIPTION

Rehabilitate an existing carriage house and alter roof form.

PROJECT DETAILS

- The applicant requests approval to renovate a 2-story brick carriage house at the rear of the property.
- The carriage house predates 1905, as it is shown on the 1905 Sanborn map. The building has undergone multiple alterations, including the demolition of two 1-story additions, alterations to the roof, and infilling of openings.
- The applicant is proposing the following work:
 - rehabilitate an existing 2-story deck
 - reopen infilled openings
 - replace all windows and doors
 - install new gutters
 - install new exterior lighting
 - add metal siding to the top of the walls
 - replace the roof
 - install 2 skylights
 - brick repointing and repair



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STAFF RECOMMENDATION

APPROVE WITH CONDITIONS

PREVIOUS REVIEWS

None.

STAFF RECOMMENDED CONDITIONS

- The new deck railing not extend below the decking, and a revised design compatible with the district be submitted for administrative approval.
- The skylights be flush-mounted so they are less visually obtrusive, and specifications be submitted to staff for administrative review.
- Any repointing be done in accordance with the Commission's Maintenance and Repair guide for masonry and the National Park Service's Preservation Brief #2. In addition, if the masonry requires repainting, staff recommends that any damaged or deteriorated paint be removed by hand to the next sound level of paint prior to repainting.
- Staff recommends **denial** of the installation of the metal siding and the construction of the parapet.

STAFF ANALYSIS

<p>Porches and Porch Details #1, pg. 49</p>	<p><i>Porches railings and balustrades are important character-defining features of historic buildings. The proportions of these railings are a significant contributing feature to the appearance of both the individual structure and the character of the entire neighborhood.</i></p>	<p>Staff finds that the proposed new handrail on the existing second-story deck is not consistent with the design or proportions of historic railings found throughout the district, as it extends below the decking. <u>Staff recommends the new deck railing not extend below the decking and a revised design compatible with the district be submitted for administrative approval.</u></p>
<p>Materials & Colors #2, pg. 47</p>	<p><i>Materials used in new residential construction should be visually compatible with original materials used throughout the district.</i></p>	<p>Staff finds that though metal is a common material used for outbuildings in the district, the application of metal siding on a portion of a brick wall is not consistent with historic materials.</p>
<p>Standards for Rehabilitation #4, pg. 59</p>	<p><i>Retain original roof shape, size, materials and related elements...</i></p>	<p>Though the existing roof has been modified, as indicated by the presence of CMU block, the proposed metal siding would obscure the existing roof form and create a new roof form with the addition of parapets. Though the roof has been altered and may not be original to the building, staff believes it contributes to the historic character and helps tell the story of the evolution of the building. Staff also has concerns that the cladding of historic brick may cause long-term maintenance issues. As the proposed siding would modify the appearance of the existing roof and could harm historic materials, <u>staff recommends denial of the installation of the metal siding and the construction of the parapet.</u></p>
<p>Roofs #4, pg. 66</p>	<p><i>New elements such as vents or skylights should not be added to the front façade of a roof, these elements should be located in roof areas hidden from primary views.</i></p>	<p>Staff finds that, due to the visibility of the roof, the proposed skylights will be visible from the alley. As the guidelines recommend against adding these elements to a highly visible area of the roof, <u>staff recommends the skylights be flush-mounted so they are less visually obtrusive, and specifications be submitted to staff for administrative review.</u></p>
<p>HVAC equipment #1, pg. 68</p>	<p><i>New units should be placed in side or rear yards so as to minimize visual impact.</i></p>	<p>Staff notes that the site plan and elevations indicate the exterior HVAC unit will be located at the southeast corner of the building, screened from view. However, the 3D rendering shows the unit in a highly visible location. <u>Staff recommends the unit be installed in the location shown on the proposed site plan.</u></p>
<p>Standards for Rehabilitation #10, pg. 59</p>	<p><i>While it is acceptable to use salvaged materials as in-kind replacement, adding features or salvaged architectural elements that suggest an inaccurate or undocumented sequence of construction should be avoided because it confuses our</i></p>	<p>The applicant is proposing to reopen infilled openings and install new windows and doors in existing openings that have modern replacement units. As no evidence exists of the historic windows and doors, <u>staff recommends the new windows be of a contemporary design</u></p>

*understanding of the evolution of
Richmond's historic built environment.*

Maintenance
and Repair,
Masonry, pg.
89.

If a masonry building has already been painted and the decision has been made to repaint the building, do not remove all paint completely from the masonry. If previously painted masonry is to be re-painted, it should start with the removal by hand of damaged or deteriorated paint only to the next sound level of paint. Primer and paints specially made for masonry should be used

Do not re-point with mortar that is stronger than the original mortar or the existing brick.

with no divided lights, and specifications be submitted to staff for administrative review and approval.

The application notes that the brick will be repointed as necessary. Staff recommends any repointing be done in accordance with the Commission's Maintenance and Repair guide for masonry and the National Park Service's Preservation Brief #2. In addition, if the masonry requires repainting, staff recommends that any damaged or deteriorated paint be removed by hand to the next sound level of paint prior to repainting.

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

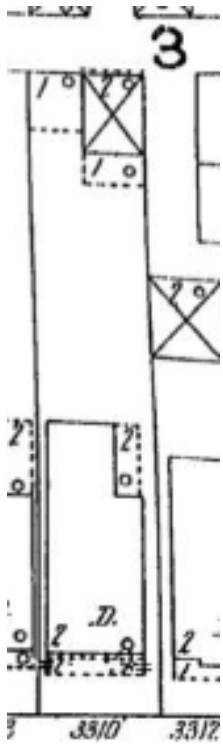


Figure 1. 1905 Sanborn map

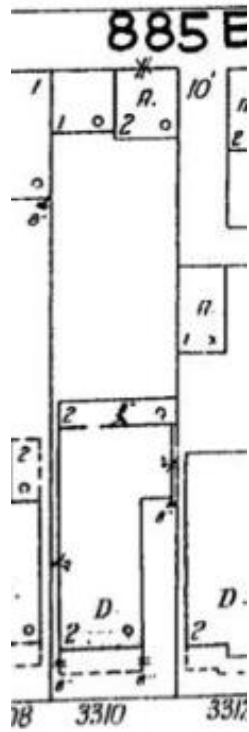


Figure 2. 1925 Sanborn map



Figure 3. North and east elevations of existing carriage house



Figure 4. East elevation and deck, as viewed from alley