

3. COA-068521-2020

PUBLIC HEARING DATE

April 28, 2020

PROPERTY ADDRESS

2017-2021 Monument Avenue

DISTRICT

Monument Avenue

APPLICANT

Dr. J. Astruc

STAFF CONTACT

C. Jeffries

Commission of Architectural Review

STAFF REPORT

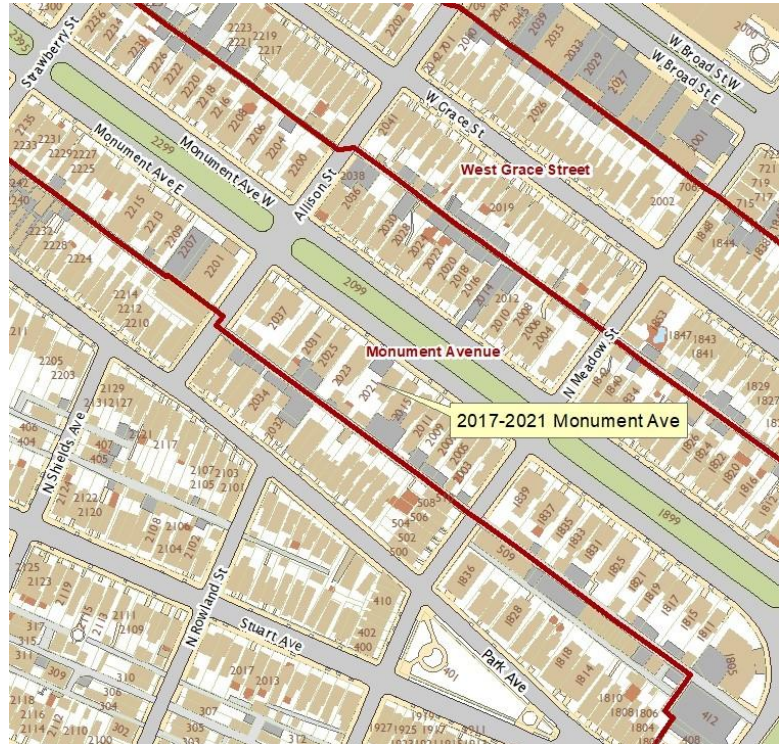


PROJECT DESCRIPTION

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 porch is also proposed, supported on brick piers with precast columns and a glass panel railing system.
- The applicant is also proposing changes to the fenestration pattern on the sides of the building, partially enclosing windows and reinstating previously altered openings.



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STAFF RECOMMENDATION

APPROVE WITH CONDITIONS

PREVIOUS REVIEWS

This application was reviewed by the Commission in February 2020. The Commission was generally supportive of the plan and staff's recommendations. They discussed modifications for a proposed window enclosure and generally were not supportive of the proposed pent roof design on the rear addition. The application was deferred to allow the applicant the opportunity to address Commission comments. The current submission has addressed the Commission's concerns by removing the pent roof element and in-setting the brick on the proposed window infill.

STAFF RECOMMENDED CONDITIONS

- Specifications for all proposed materials be submitted to staff for administrative approval prior to the issuance of a building permit.

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 changes to the existing openings on the west elevation. The Guidelines discourage permanent changes to masonry openings as they are not easily reversible.

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

- Restore one window to its original size.
- 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 door.

During the previous review of the application, the Commission discussed the fact that this elevation was not originally a visible elevation as there was previously a house blocking its view. Commissioners recommended in-setting the infill brick on the double window to reflect the original opening. The plans have been revised to reflect this recommendation, so staff recommends approval of the proposed changes to the fenestration on the west elevation.

New Construction, Siting, pg. 46 #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 proposed addition is subordinate in size and located at the rear of the building.

Guidelines 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 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.

The plans indicate that the addition will be inset from the existing building walls and will be differentiated in detail and material, which is consistent with the guidelines.

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>	The applicant has modified the design to inset the porch from the side walls of the building, which is consistent with other rear porches found throughout the district.
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.
Porches, Entrances & Doors, pg. 71 #4	<i>Front and side porches are architecturally more ornate than utilitarian back porches.</i>	The applicant has simplified the rear porch design, which is consistent with other rear porches found throughout the district.
Standards for Rehabilitation, pg. 59, #10	<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>	The applicant has responded to staff and Commission comments regarding the third story solid addition by modifying the paneling design and removing the pent roof.
New Construction, Materials & Colors, pg. 53 #2	<i>Materials used in new construction should be visually compatible with original materials used throughout the surrounding neighborhood.</i>	As details were not provided, <u>staff recommends specifications for all proposed materials be submitted for administrative approval prior to the issuance of a building permit.</u>

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. 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.