

9. COA-066625-2020

PUBLIC HEARING DATE

October 27, 2020

PROPERTY ADDRESS

517 Catherine Street

DISTRICT

Jackson Ward

APPLICANT

Carver Homes

STAFF CONTACT

C. Jones

Commission of Architectural Review

STAFF REPORT



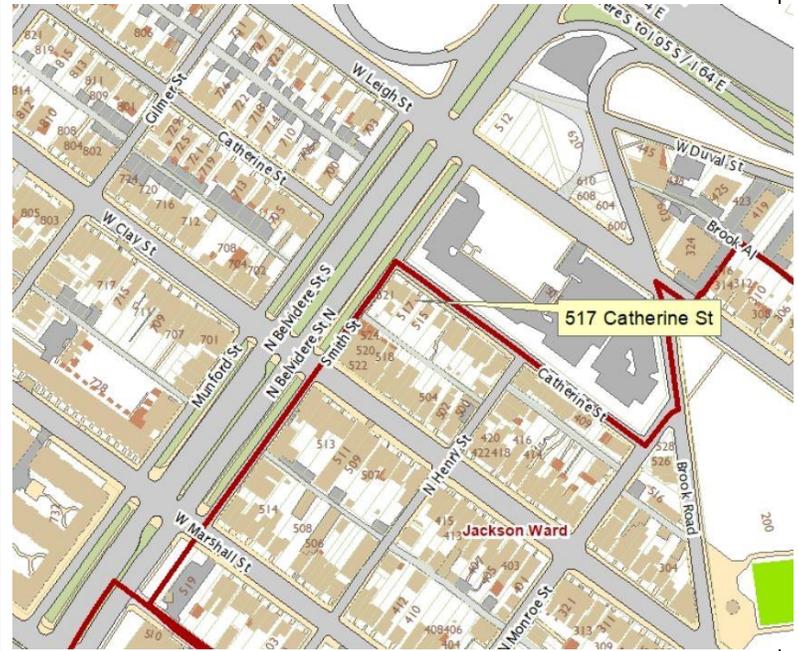
PROJECT DESCRIPTION

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, 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.
- Construction of a two-story rear addition, 16'-8" by 29' (486 SF), to the historic building.



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STAFF RECOMMENDATION

DEFER

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 that 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 Commission reviewed this application at the January 28, 2020 meeting. The Commission deferred the application to allow the applicant to provide updated elevations with the correct window lite configuration and showing the differentiation between the wood siding on the historic building and the new fiber cement on the

addition; a context site plan; information about the removal of the fence and whether a new fence is proposed; a dimensioned site plan with parking spaces and the location of the HVAC units indicated, to clarify the roof materials, address inconsistencies between the site plans, and provide a north elevation.

The applicant previously submitted an application to the Virginia Department of Historic Resources (DHR) for State and Federal Rehabilitation Tax Credits. DHR originally approved the application; however, the National Park Service denied the application after reviewing the nomination materials. Subsequently, DHR rescinded their approval. As such, the applicant is no longer going to be granted historic rehabilitation tax credits for the proposed exterior rehabilitation. The applicant has also discussed with Zoning staff the need for an administrative variance from the side yard setback requirements.

STAFF RECOMMENDATIONS

- If any physical evidence is revealed when the asphalt siding is removed which indicates the historic location of the façade windows, the location of the façade windows be based on this evidence; if there is no physical evidence of the historic window locations, staff recommends the windows be horizontally and vertically spaced to match the historic three-bay patterns found on the block
- The applicant update the elevations to show a 6/6 window on the second story and a 2/2 window on the first story of the façade
- If wood siding is found, it be consolidated on the front of the building and new wood siding that matches the historic siding be installed on the secondary elevations
- The applicant submit revised plans that accurately reflect the historic roof slope and use a metal roof.
- The applicant lower the roof of the addition to maintain the historic roof slope, and reduce either the height or the length of the addition
- The siding for the proposed addition have a different reveal from the siding on the historic building
- The applicant submit a site plan showing the location of the proposed fence

STAFF ANALYSIS

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.

The applicant now proposes to install 6/6 windows on the second story of the façade and 1/1 windows on the first floor and side elevations. Staff recommends approval of the windows with the condition that if any physical evidence is revealed when the asphalt siding is removed which indicates the historic location of the façade windows, the location of the façade windows be based on this evidence. If there is no physical evidence of the historic window locations, staff recommends the windows be horizontally and vertically spaced to match the historic three-bay patterns found on the block. 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 second story and a 2/2 window on the first story of the façade.

The applicant no longer proposes to reconstruct the historic front porch. Staff notes the applicant submitted information about a door but did not specify for which door location this design is proposed.

Standards for Rehabilitation,

2. Retain original wood features such as cornices, brackets, window and doorway

The applicant proposes to remove the existing

pg. 59	<p><i>surrounds, sashes and doors. Maintain the historic reveal or exposure of the siding and trim, as it is an important character-defining feature.</i></p> <p><i>7. Repair damaged elements instead of replacing them. Use materials that match the original in type, or use physically and chemically compatible substitute materials that convey the same appearance as the surviving elements or sections.</i></p>	<p>synthetic siding. Staff recommends that <u>if wood siding is found, it be consolidated on the front of the building, and that any new wood siding that is installed match the historic siding.</u></p>
Building Elements, Window Replacement and/or Reconstruction, pg. 69, #8	<p><i>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.</i></p> <p><i>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></p>	<p>On the left side elevation staff notes the proposed plans indicate horizontally and vertically aligned windows. However, staff notes this elevation does not currently have aligned windows. Staff recommends the current window configuration be maintained on the side elevation or, <u>if any physical evidence is revealed which indicates the historic location of the façade windows, the plans be updated to show these locations.</u></p>
Roofs, Typical Materials, pg. 96	<p><i>Asphalt shingles are made of felt impregnated with asphalt and covered with colored ceramic or stone granules. This modern roofing material is an inappropriate choice for the majority of historic structures.</i></p>	<p>Asphalt shingles are not permitted in City and Old Historic Districts. Staff has found evidence in the assessor's records that the house formerly had a metal roof. Staff recommends the applicant <u>utilize a metal roof.</u></p>
Mechanical Equipment, HVAC Equipment, pg. 68	<p><i>1. 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><i>3. HVAC equipment on the ground should be appropriately screened with fencing or vegetation.</i></p>	<p>The applicant has submitted a site plan showing two HVAC units in the side yard. Staff finds this will be a highly visible location and requests <u>the applicant submit proposed screening.</u></p> <p>Staff notes that the application indicates a fence will be installed and staff requests <u>applicant submit a site plan showing the location of the proposed fence.</u></p>
Standards for New Construction, pg. 46, Siting	<p><i>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.</i></p>	<p>The applicant has increased the size of the addition since the last Commission review from approximately 400 SF to approximately 485 SF. The applicant proposes to inset it on the left side by 6" and the right side by 3'-5". The applicant previously proposed that the roof of the addition be below the roof slope of the historic building. The applicant now proposes to extend the existing rear slope to form the roof of the addition. Staff finds that this does not differentiate the historic construction and new construction and <u>recommends against the proposed roof slope. Staff further recommends the applicant lower the roof of the addition to maintain the historic roof slope.</u></p>

Staff also notes that the existing roof plan is not accurately drawn in the elevations and requests that the applicant submit revised plans that accurately reflect the historic roof slope.

Standards for New Construction, pg. 46, Form

1. 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.

The Commission previously expressed concerns regarding the length of the addition. The proposed addition is currently approximately 29 feet in length, compared to the existing house which is approximately 37 feet in length. Staff notes that building at 519 Catherine Street has a long and narrow extension, though it is only one story in height. The applicant provided evidence of houses along West Clay Street that share an alley with this property. However, staff notes that those are on another block face and they are likely original to the building. Staff recommends the applicant reduce either the height or the length of the addition.

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.

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