

5. COA-050743-2019

PUBLIC HEARING DATE

March 26, 2019

PROPERTY ADDRESS

101 North 29th Street

DISTRICT

St. John's Church

Commission of Architectural Review

STAFF REPORT



APPLICANT

Fulton Hill Properties

STAFF CONTACT

C. Jones

PROJECT DESCRIPTION

Amend previously approved plans to alter the porch enclosure and garage.

PROJECT DETAILS

- The applicant requests approval for changes to a previously approved porch enclosure and garage addition at the side and rear of 101 North 29th Street.
- The applicant requests permission to install six-foot casement windows on the first story side elevation, instead of the eight-foot casement windows previously approved. The applicant has indicated that eight-foot casement windows are not available. The applicant proposes to either spilt the additional two feet between the wall above and the faux railing below or add a transom window to maintain the eight feet fenestration.
- The applicant also requests permission to remove from the approved plans the faux railing on the second story porch enclosure, to construct a brick parapet wall on the East Franklin Street garage addition wall, and relocate a ground level door.
- Staff also noticed that the revised elevation includes a different fenestration pattern for the connector between the main house and the porch enclosure. This change is also addressed in the analysis presented below.



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STAFF RECOMMENDATION

PARTIAL APPROVAL WITH CONDITIONS

PREVIOUS REVIEWS

The Commission first reviewed this project at the conceptual level at the March 28, 2017 meeting. During the meeting the Commission expressed concerns about enclosing the porch and the construction of a large addition.

At the June 27th, 2017 meeting the Commission reviewed revised plans that reduced the height of the addition from four to two stories, shortened the proposed addition and garage, and presented two alternatives for porches off of the existing rear building wall. At this meeting, the Commissioners continued to express concerns regarding the enclosure of porches on a primary side elevation.

At the August 22nd, 2017 meeting the Commission reviewed revised plans that included an elevator shaft and altered the details and window glazing on the porch enclosure to incorporate columns and railings that more closely replicate the existing columns and railings. The Commissioners expressed serious concerns regarding

the proposed elevator shaft. Commissioners still had concerns regarding a porch enclosure on a prominent side elevation and recommended additional glazing and wider columns. In general, the Commission was comfortable with the proposed garage.

At the September 26th, 2017 meeting the Commission reviewed revised plans that included the following revisions: increased the glazing for the porch enclosure, relocated the door to the addition, removed the elevator shaft, and removed the roof of the rear balcony and reduced the depth of the balcony.

At the same meeting, the Commission approved the application with the following conditions: the column width on the porch enclosure be increased to be consistent with the existing columns; the floor plans be revised to match the approved elevations; the garage's rooftop railing be the proposed metal railing for the entire East Franklin Street frontage rather than incorporating a brick wall; details of the proposed garage door be submitted for administrative review and approval; and the proposed upper story balcony and door not be incorporated in the project's design.

The applicant now proposes to change the first story fenestration pattern on the porch enclosure, remove the faux railing detail on the second story, increase the height of the brick parapet wall on the garage addition instead of the cable railing, utilize a solid wall on the garage enclosure, relocate a door on the garage enclosure, and change the fenestration on the connector between the house and the porch enclosure.

STAFF COMMENTS

A condition of approval for the application was the column width of the porch enclosure be increased to be consistent with the existing columns on the historic porch (no longer extant). Staff requests the applicant provide information about the column width for staff review and approval.

Staff recommends the following originally approved details be maintained in the design:

- The faux railing on the second story.
- The large glass panels on the connector between the main house and the porch enclosure.

Staff recommends approval of the following:

- Change in fenestration size of the first story porch enclosure windows, provided the applicant utilize a transom window to maintain the opening from the railing to the cornice.
- Relocation of the door and a solid wall on the garage addition.

Staff recommends denial of the following:

- A high brick parapet wall on the garage addition. Staff recommends that the requested brick parapet wall be lowered to align with the height of the first floor level, that a small brick base for the end column be incorporated into the plans, and that if a railing is required it be a cable railing as originally approved by the Commission at the September 2017 meeting.

STAFF ANALYSIS

Building Elements, Porches, Entrances, and Doors, pg. 71, #13

Porch enclosures to aid in energy conservation are only appropriate on secondary elevations. Solid materials are not recommended for use in enclosure projects since they can radically alter the historic appearance of a porch. Glass enclosures which reveal decorative porch elements are strongly preferred.

Staff recommends that the faux railing detail originally approved by the Commission be retained. Staff finds that this element reflects the historic two-story porch as seen in the early Sanborn maps and historic photographs. Staff finds that the railing also helps to break up the massing of the second story enclosure.

Staff has identified a change in plans for the connector between the primary mass of the building and the new porch enclosure. The original approval included a metal wall system with opaque and glass panels. The applicant now proposes to utilize a casement window with a new siding material. Historic photographs and maps indicate that this area was originally open as part of the historic porch. Staff recommends denial of this request to use large casement windows and instead recommends the large glass panel openings originally approved by the Commission.

The applicant has stated the eight-foot casement windows are not available and has offered two solutions to address this change in fenestration size. Staff recommends approval of the change in fenestration size provided the applicant utilize a transom window to maintain the opening from the railing to the cornice to reflect the large openings that historically existed in this location.

New Construction, Residential Outbuildings, pg. 51, #s1-3

*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.
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.
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.*

Staff looked at historic photographs and determined that the parapet wall was originally approximately three feet above the porch deck and the end column sat on a small brick base. Staff recommends that the requested brick parapet wall be lowered to align with the height of the first floor level, that a small brick base for the end column be incorporated into the plans, and that if a railing is required it be a cable railing to emphasize that it is new construction, as originally approved by the Commission at the September 2017 meeting.

New Construction, Doors and Windows, pg. 49 #1

The size, proportion and spacing patterns of door and window openings on a new addition should follow patterns established by the original building.

The applicant has requested permission to relocate the single door due to newly identified issues with the sloping grade. Staff also noticed that the originally approved metal panel system in this location is not reflected on the revised

elevation, perhaps because the historic wall remnants are no longer extant. Staff finds that this is new construction that does not recreate the historic fenestration pattern and recommends approval of the door relocation. Staff also recommends a solid wall in this location, as currently proposed, as the historic masonry walls are no longer extant.

It is the assessment of staff that 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. 101 North 29th Street, current conditions.



Figure 2. 101 North 29th Street, current conditions.

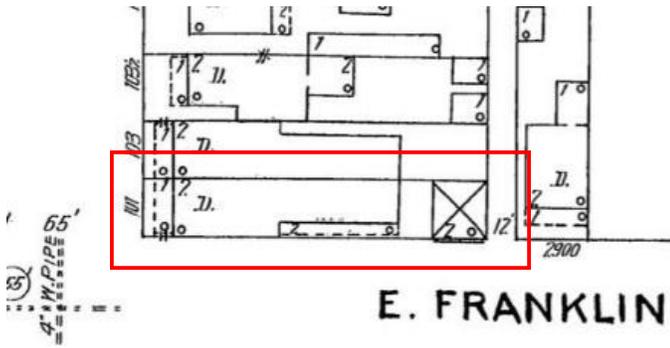


Figure 3. 1905 Sanborn Map.

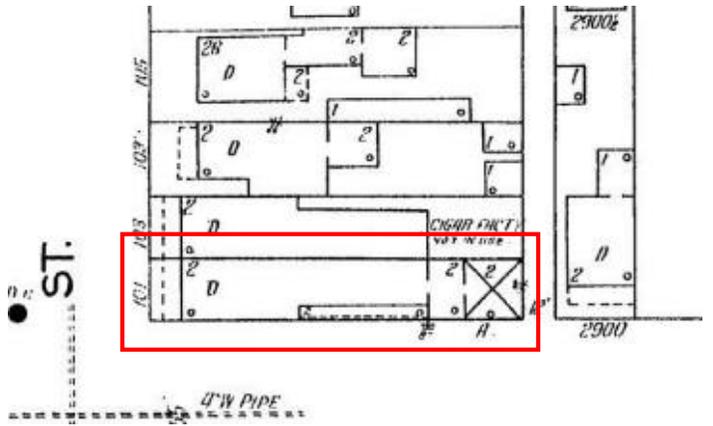


Figure 4. 1925 Sanborn Map.

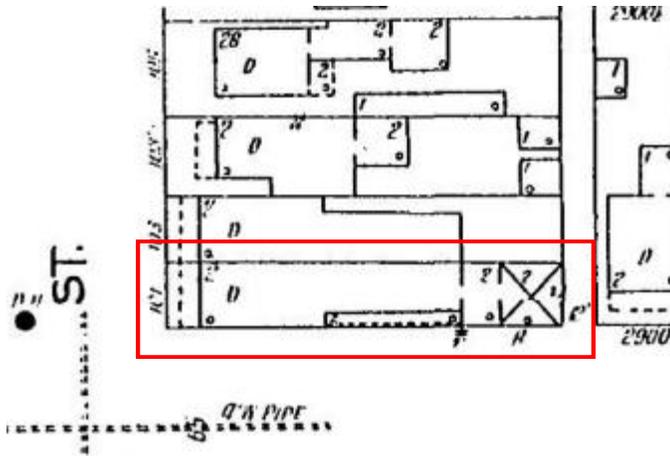


Figure 5. Sanborn map, republished 1952.



Figure 6. 101 North 29th Street, ca. 1979.



Figure 7. 101 North 29th St, circa 1979 under reconstruction.



Figure 8. Former garage and railing, ca. 1979.



Figure 9. Former garage addition, ca. 1981.



Figure 10. Side elevation, March 2017.



Figure 11. Side and rear elevation, March 2017.



Figure 12. Side and rear elevation, August 2018.

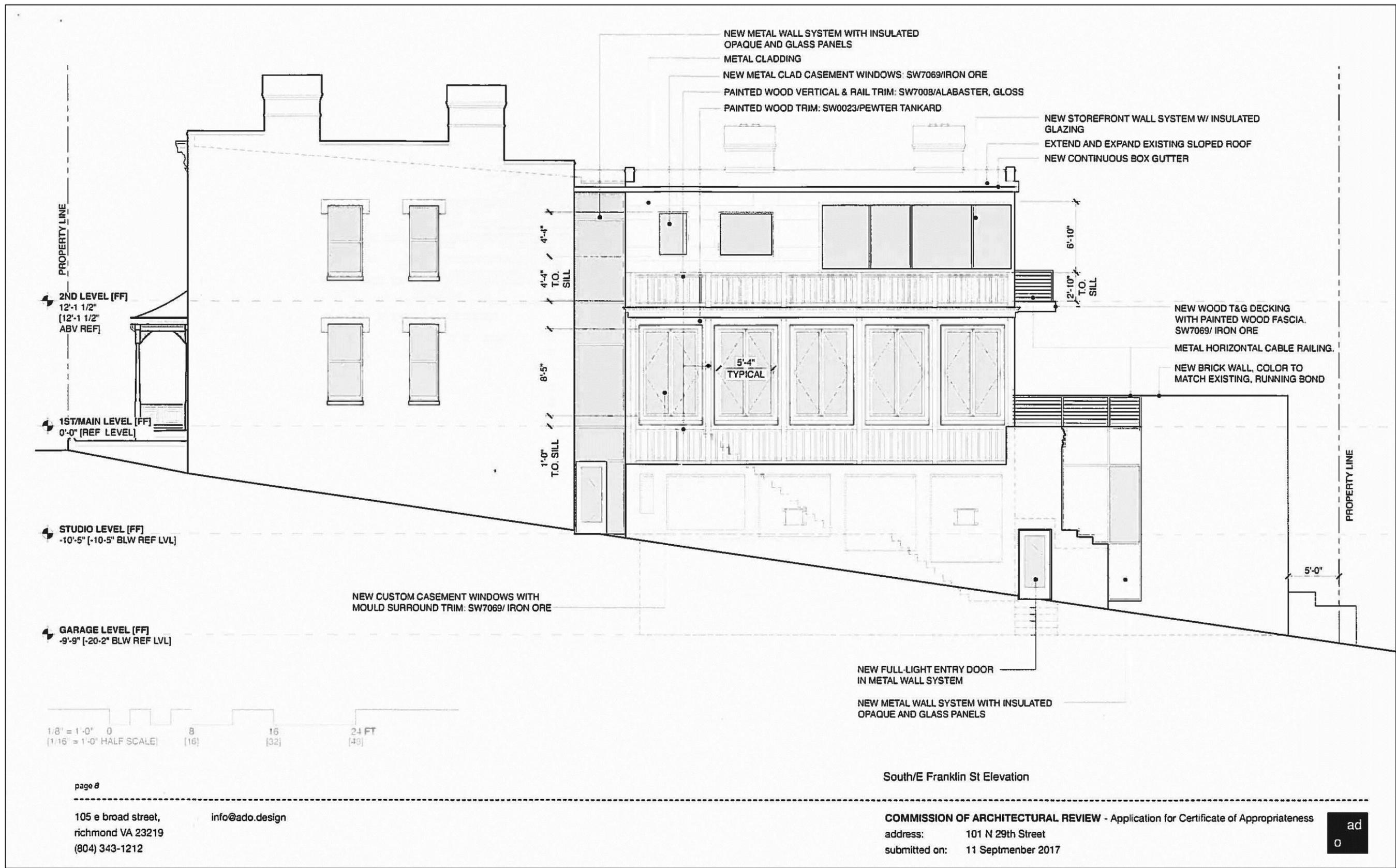


Figure 13. Previously approved elevation with faux railing on the second story, original connector between house and porch enclosure, and garage elevation. The rear elevation second story porch and the partial brick parapet wall on the garage were not approved.