

6. COA-087763-2021

PUBLIC HEARING DATE

April 27, 2021

PROPERTY ADDRESS

1635 Monument Avenue

DISTRICT

Monument Avenue

APPLICANT

M. Hogan

STAFF CONTACT

C. Jones

Commission of Architectural Review

STAFF REPORT



PROJECT DESCRIPTION

Construct a rear addition and side decks and convert two window openings to doors.

PROJECT DETAILS

- The applicant proposes to construct additions to the rooftop and rear of an existing ca. 1925 Colonial Revival single-family dwelling.
- In order to construct the rooftop addition, the applicant proposes to remove an existing gable-roof dormer and replace it with a larger, shed-roof dormer with vertical cedar siding and large six-panel sliding glass doors.
- The applicant proposes a one-story brick and glass curtain wall addition on the rear elevation.
- On the east elevation, the applicant proposes to convert an existing window to a door and add a railing to an existing deck.
- On the west elevation, the applicant proposes to remove an existing window and convert it to a door.



The City of Richmond assumes no liability either for any errors, omissions, or inaccuracies in the information provided regardless of the cause of such or for any decision made, action taken, or action not taken by the user in reliance upon any maps or information provided herein.

STAFF RECOMMENDATION

APPROVAL WITH CONDITIONS

PREVIOUS REVIEWS

At the March 23, 2021 meeting the Commission reviewed an application to construct a two-story rear addition, and some alterations and additions to the side elevations and rooftop. During the meeting the applicants indicated that there were some changes to the plans and that they had recently spoken with neighbors regarding their concerns. The Commission expressed concern that the rear and rooftop addition might be visible from Monument Avenue and that it sounded like the plans might still be refined. The Commission voted to defer the application to allow the applicant the opportunity to provide updated plans and elevations, additional information about the visibility of the rooftop addition from Monument Avenue, and to continue discussions with the adjoining neighbors.

STAFF RECOMMENDED CONDITIONS

- the rooftop addition be a light color
- specifications for all proposed materials including windows and doors be submitted for administrative

approval

- the new windows on the rear addition fit within the existing jambs and not increase the width of the window openings, and be a contemporary design
- the brick for the addition be differentiated in tone and color to distinguish the historic building and the new construction
- all chimneys be retained, and the plans updated to reflect this prior to submitting for building permits

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 a number of changes to the existing openings on the sides and rear of the building. On the east and west elevations, the applicant proposes to remove an existing window and convert it to a door to create a new side entry. The applicant also proposes to enclose an existing window on each elevation from the interior to maintain the exterior appearance. Staff finds that these elevations are barely visible from the public right-of-way and recommends approval with the final door specifications submitted to staff for review and approval.

In order to accommodate the proposed rear addition, the applicant proposes to shorten two existing windows. Staff recommends approval with the condition that the new windows on the rear addition fit within the existing jambs and not increase the width of the window openings, and be a contemporary design.

The applicant also proposes to change the size of deeply inset doors on the rear elevation. Staff finds that these are barely visible from the public right-of-way and recommends approval.

New
Construction,
Siting, pg. 46 #
1

Additions should be subordinate in size to their main buildings and as inconspicuous as possible. Located additions at the rear or on the least visible side of a building is preferred.

The applicant proposes an addition on the roof of the building and the rear of the building. Staff finds that the proposed rooftop addition will likely not be highly visible from the rear alley and recommends approval of the rooftop addition with the condition that it be a light color and that specifications for final materials and colors be submitted to staff for review and approval.

For the rear addition, the applicant has responded to Commission and neighbor feedback and has reduced the height of the addition by a full story. Staff finds that this responds to Commission and neighbor feedback.

Guidelines for

New additions, exterior alterations or related

The proposed addition will be constructed of

Rehabilitation, pg. 5 #9	<i>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.</i>	brick and a glass curtain wall. Staff recommends <u>the brick be differentiated in tone and color to distinguish the historic building and the new construction</u> . Staff finds the glass curtain wall differentiates the historic building and new construction and helps to reduce the overall massing of the addition.
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>	Staff finds the overall form of the addition is in keeping with the <i>Guidelines</i> as it is subordinate to the main building and utilizes a symmetrical fenestration pattern and a flat roof located beneath the historic roofline.
New Construction, Porches, pg. 49	<i>3. New porch railing designs, compatible with the overall design of the building, will also be considered.</i>	The applicant has removed the two side porches and enclosures from the plans and instead proposes a deck and railing. Staff finds that the proposed decks and railings are in keeping with the <i>Guidelines</i> .
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.</u>
Building Elements, Removal of Elements, pg. 66	<i>10. Original chimneys, skylights and light wells that contribute to the style and character of the building should be retained, as their removal could alter the overall character of the structure.</i>	The plans originally proposed to remove a rear chimney. The revised designs indicate that all chimneys will be retained, though the west elevation plans indicate one will be removed. Staff recommends <u>all chimneys be retained and the plans be updated to reflect this prior to submitting for building permits.</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

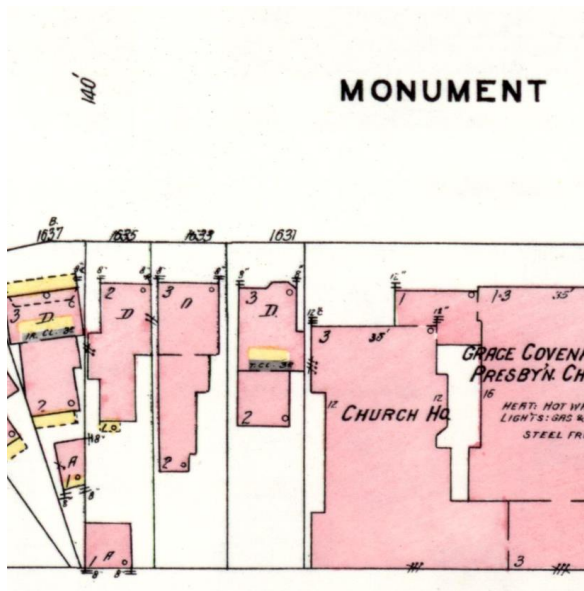


Figure 1. Sanborn Map, ca. 1925.



Figure 2. 1635 Monument Avenue.



Figure 3. 1635 Monument Avenue, rear elevation.



Figure 4. 1635 Monument Avenue, rear elevation.



Figure 5. 1635 Monument Avenue, view from alley.

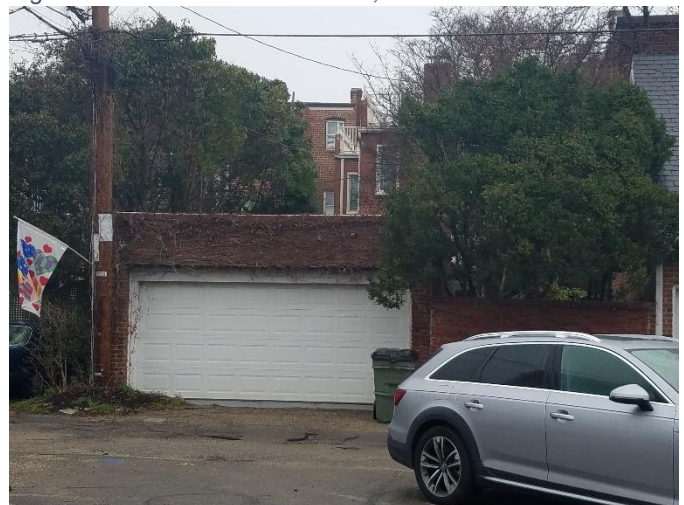


Figure 6. 1635 Monument Avenue, rear elevation.