

12. COA-050743-2019

PUBLIC HEARING DATE

May 28, 2019

PROPERTY ADDRESS

101 North 29th Street

DISTRICT

St. John's Church

APPLICANT

Fulton Hill Properties

STAFF CONTACT

C. Jones

Commission of
Architectural Review

STAFF REPORT



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, rather than the eight-foot casement windows previously approved. The applicant proposes to install metal cladding in the space between the window sill and the faux railing.
- On the second story, the applicant requests permission to remove the faux railing from the approved plans.
- For the rear garage, the applicant would like to construct a brick parapet wall on the East Franklin Street wall instead of a metal railing, as previously approved. The parapet wall will be approximately eight inches taller than the historic wall. The applicant proposes to install a vertical metal trim piece to differentiate the historic building and the new garage. The applicant also proposes to relocate a ground-level door.
- The applicant proposes to install a metal awning over the rear door.



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STAFF RECOMMENDATION

APPROVE 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, 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 glazing for the porch enclosure, relocation of the door to the addition, removal of the elevator shaft, and removal of the roof of the rear balcony and reduction of 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 Commission recently reviewed this project at the March 26th, 2019 meeting. At this meeting, staff provided an overview of the proposed changes from the Commission-approved plans to the current application and recommended the following originally approved details be maintained in the design: the faux railing on the second story; and the large glass panels on the connector between the main house and the porch enclosure. Staff recommended 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 recommended denial of the following: a high brick parapet wall on the garage addition. Staff recommended 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.

During the meeting, the applicant provided additional design details and explanation for the proposed changes. During discussion, the Commission expressed concern about approving revisions to the plans when there were some inaccuracies and discrepancies that needed to be addressed. The Commission voted to defer the application to allow the applicant the opportunity to revise the plans to accurately reflect the proposed revisions.

Staff met with the applicant on Friday, May 3rd, 2019 to discuss the proposed revisions. During the meeting staff suggested a horizontal design element on the second story to reference the previously extant railing; and made additional design suggestions to close the gap between the six-foot windows and the faux railing on the first story. Staff also discussed the height of the proposed parapet on the new garage and reviewed the historic photos. Staff provided follow-up suggestions via email for the horizontal trim piece. Staff also invited the applicant to review the property files and make copies of any of the materials in the folders, which the applicant did.

STAFF RECOMMENDATIONS:

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

- A metal cable railing along the garage parapet wall.

Staff recommends approval of the following with conditions:

- Change in fenestration size of the first story porch enclosure windows, with the condition that the applicant work with staff to add additional glazing or raise the level of the faux railing to meet the window sill.
- Relocation of the door and a solid wall on the garage addition with the condition that the door specifications be submitted to staff for review and approval.
- The new awning on the rear elevation, with the condition that it be mounted directly into the mortar joints, not the historic masonry.
- Removal of the railing on the second story, with the condition that a horizontal design element, such as metal trim to match the vertical trim between the existing and new brick, be placed below the window sills on the second story East Franklin Street elevation.

- A brick parapet wall on the garage addition at the same height as the revised first floor faux railing.
- The vertical trim piece between the historic and new construction, with the details to be submitted to staff for review and approval.

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 a horizontal design element below the window sills be included on the second floor East Franklin Street elevation to reference the previously extant railing. Staff finds that this element references the evolution of the building with a two-story porch indicated on the early Sanborn maps, and the ca. 1979 conversion to a porch, without creating a false history.

The applicant has stated that eight-foot casement windows are not available and now proposes to use a six-foot casement window in an almost seven-foot (83 1/8 inch) frame. Staff recommends approval of the change in fenestration size with the condition that the applicant work with staff to either add additional glazing or raise the faux railing to close the space between the top of the railing and the window sill in order to reflect the large openings that historically existed in this location. Staff requests that the revised elevation be submitted for staff review and approval.

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 acknowledges that the height of the historic two-story garage has changed over time, in part due to deterioration after a car hit it. Staff recommends that, in order to maintain the historic relationship and proportions between the house and the garage, the parapet wall be the same height as the first-story faux railing. Staff notes that the applicant did not provide dimensions on the elevation and requests that the revised elevations have dimensions and be submitted for staff review and approval.

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 proposes to include a vertical metal trim between the historic building and the new garage. Staff recommends approval of the metal trim as a means to differentiate the historic and new construction with the details to be submitted to staff for review and approval.

Porches and Porch Details, pg. 49, #3	<i>New porch railing designs, compatible with the overall design of the building, will also be considered.</i>	<u>Staff recommends that if a railing is required by code, that a cable railing as originally approved by the Commission at the September 2017 meeting be used to relate the new garage to the modern design of the addition and to emphasize that it is new construction.</u>
Awning Design and Placement, pg. 72, #1-2, 4-5	<ol style="list-style-type: none"> 1. <i>Awnings should be placed carefully so that building elements or existing materials are not damaged or obscured.</i> 2. <i>The size and placement of awnings should not interfere with existing signs, distinctive architectural features of the building or with street trees or other elements along the street.</i> 4. <i>The use of metal, plastic or overly ornate fabric awnings should be avoided.</i> 5. <i>Awning mounting hardware should be installed directly into mortar joints to avoid damage to historic masonry.</i> 	<u>Staff finds that the rear awning will not obscure an important building element or interfere with the distinctive architectural features. While the Guidelines recommend against the use of a metal awning, staff finds that the simple metal design will be architecturally cohesive with the metal elements on the side elevation, including the siding and trim pieces. Staff recommends approval of the new awning with the condition it be mounted directly into the mortar joints, not the historic masonry.</u>
New Construction, Doors and Windows, pg. 49 #1	<i>The size, proportion and spacing patterns of door and window openings on a new addition should follow patterns established by the original building.</i>	<u>The applicant has requested permission to relocate the single door due to newly identified issues with the sloping grade. The originally approved metal panel system in this location is not reflected on the revised elevation, as 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.</u>

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



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

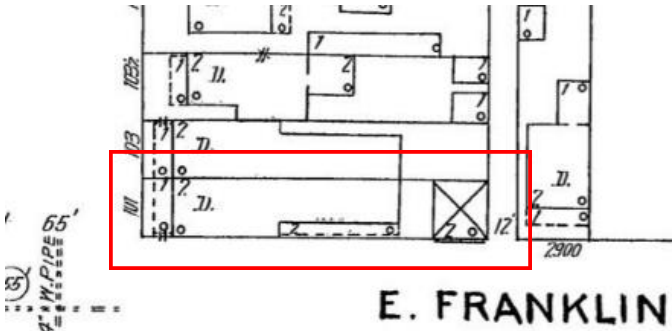


Figure 3. 1905 Sanborn Map.

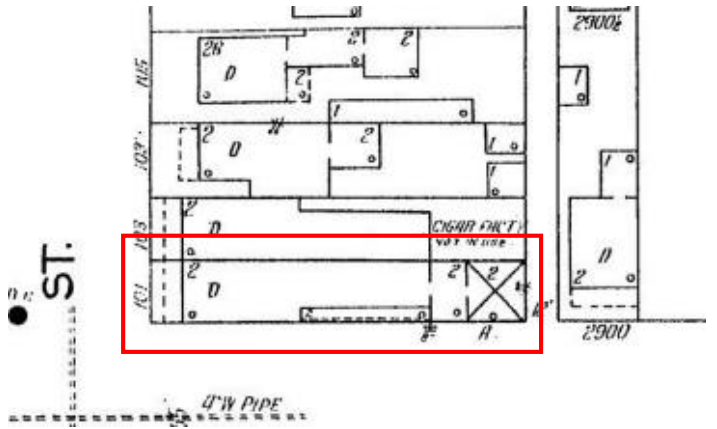


Figure 4. 1925 Sanborn Map.

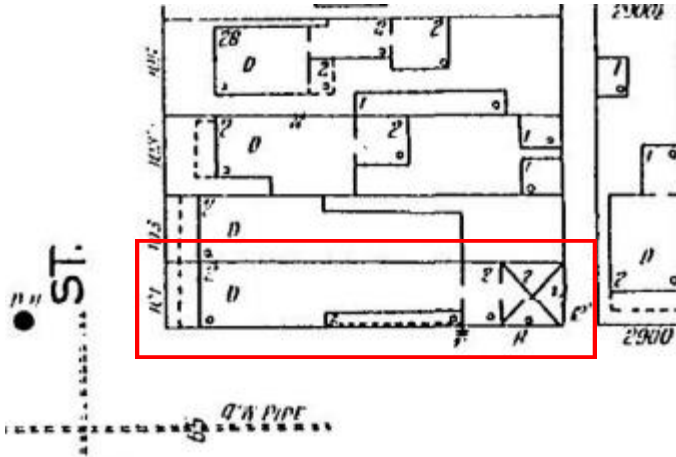


Figure 5. Sanborn map, republished 1952.



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.

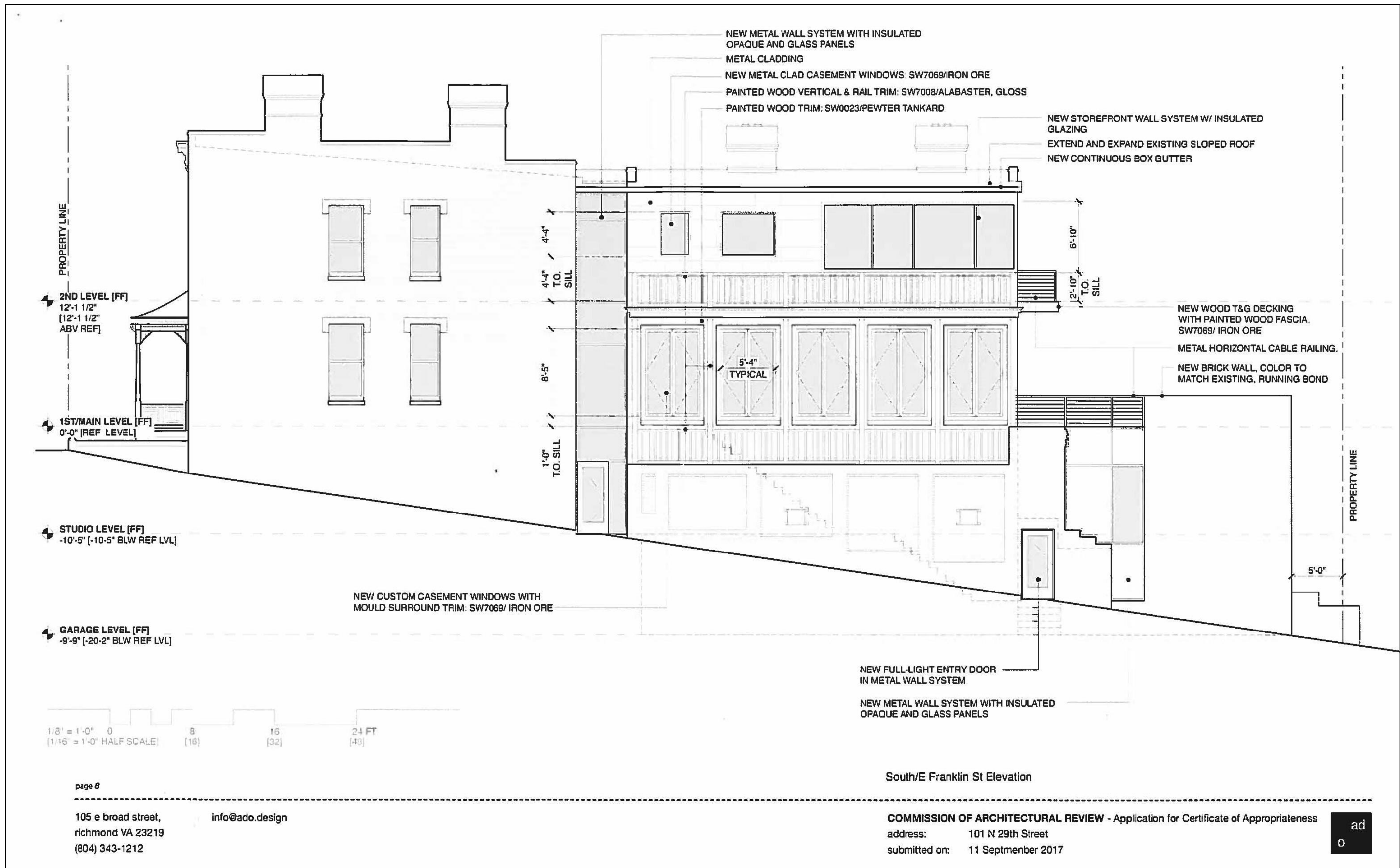


Figure 13. Previously approved elevation with faux railing on the second story, original connector between house and porch enclosure, and garage elevation. The rear elevation second story porch and the partial brick parapet wall on the garage were not approved.