

1. COA-044100-2018

PUBLIC HEARING DATE

November 27, 2018

PROPERTY ADDRESS

412 W Marshall St

DISTRICT

Jackson Ward

Commission of Architectural Review

STAFF REPORT



APPLICANT

University Property

STAFF CONTACT

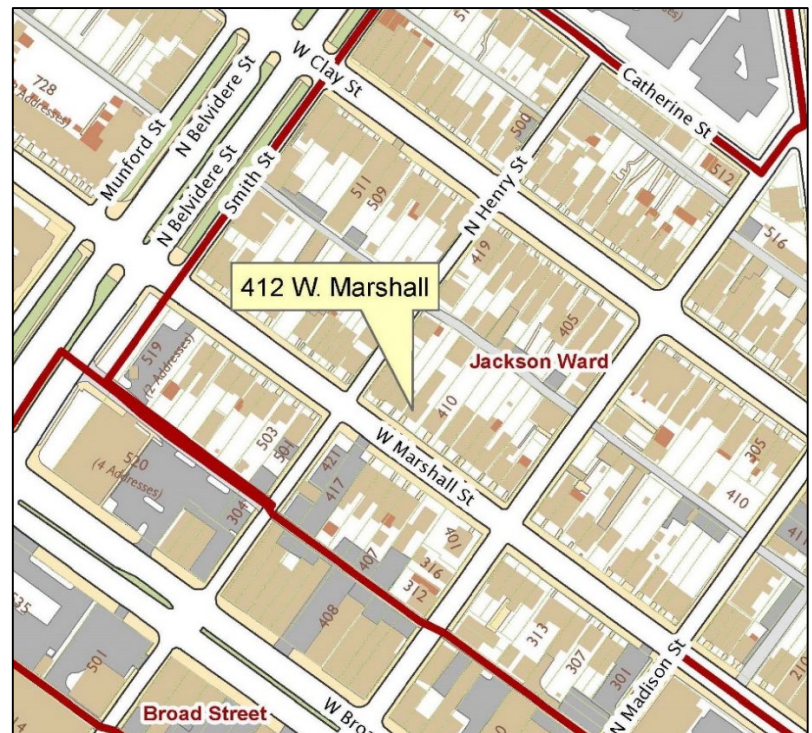
Carey L. Jones

PROJECT DESCRIPTION

Convert part of rear garage into a dwelling unit.

PROJECT DETAILS

- The applicant requests approval to rehabilitate an existing, ca. 1924, masonry, six-car garage. The applicant proposes to convert the rear portion of the garage to a one-bedroom apartment.
- An existing window opening on the west elevation will be converted into a door opening. The existing window on this elevation will be replaced.
- On the alley-facing elevation the existing doors will be refurbished and repainted
- An existing opening on the house-facing elevation will be converted from a door to a window.
- The doors in the existing double door entry will be replaced with French doors.



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

APPROVE WITH CONDITIONS

PREVIOUS REVIEWS

None.

STAFF RECOMMENDED CONDITIONS

- Staff requests the applicant submit a dimensioned drawing of the existing and proposed west elevation for review and approval.
- Staff recommends the door from the house-facing elevation be utilized for the new west elevation opening only if the existing west elevation opening does not need to be widened or further altered in order to accommodate this. If a new door is required, staff recommends it be submitted for staff review and approval.
- The replacement window be wood or aluminum-clad wood, not the vinyl clad proposed by the applicant, and that the applicant submit the final window specifications for staff review and approval.
- If the paint color is different than the existing, it be submitted for administrative review and approval.

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 proposed window alteration is on a side elevation of a secondary building with limited visibility from the alley. Staff recommends approval of this new opening as the applicant will retain the character-defining features of this opening which include the arched top and the width. Staff requests the applicant submit a dimensioned drawing of the existing and proposed west elevation for review and approval. The applicant also proposes to convert an existing door opening on the rear (house-facing) elevation. Staff finds this elevation is not visible from a public right-of-way.

The applicant also proposes to replace an existing window on the side elevation. Staff finds there is very limited visibility of this window and recommends approval of its replacement. Staff recommends the replacement window be wood or aluminum-clad wood, not the vinyl clad proposed by the applicant and that the applicant submit the final window specifications for staff review and approval.

Standards for Rehabilitation, Residential Construction, pg. 59, #10

While it is acceptable to use salvaged materials as in-kind replacement, 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.

The applicant proposed to remove a door from the existing rear (house-facing elevation) and convert this opening to a window. Staff recommends this door be utilized for the new west elevation opening only if the existing west elevation opening does not need to be widened or further altered in order to accommodate this. If a new door is required, staff recommends it be submitted for staff review and approval.

It is the assessment of staff that, with the conditions above, the application is consistent with the Standards for Rehabilitation outlined in Section 30-930.7 (b) 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.

IMAGES

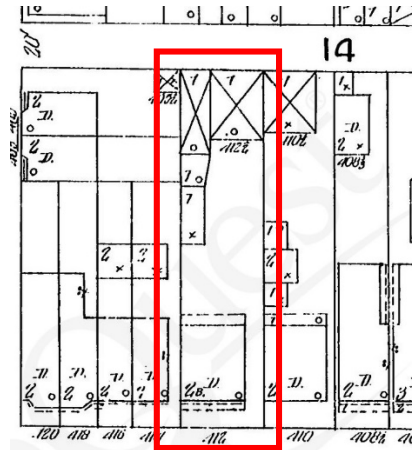


Figure 1. Sanborn Map 1895.

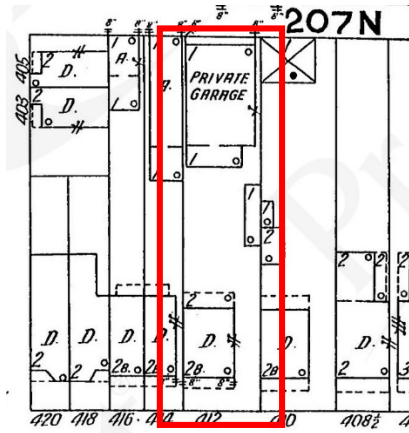


Figure 2. Sanborn Map 1924.

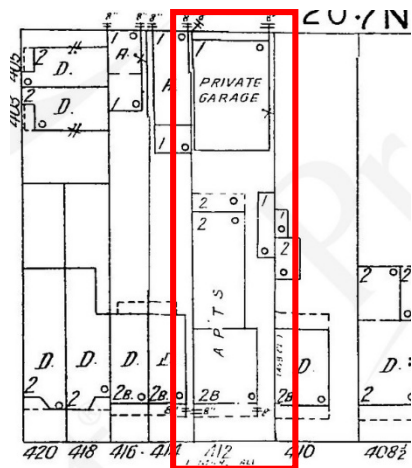


Figure 3. Sanborn Map 1950.



Figure 4. 412 W. Marshall Street, outbuilding facade.



Figure 5. 412 W. Marshall Street, outbuilding facade.