

8. COA-066625-2020

PUBLIC HEARING DATE

January 26, 2021

PROPERTY ADDRESS

517 Catherine Street

DISTRICT

Jackson Ward

APPLICANT

Carver Homes

STAFF CONTACT

C. Jones

Commission of
Architectural Review

STAFF REPORT



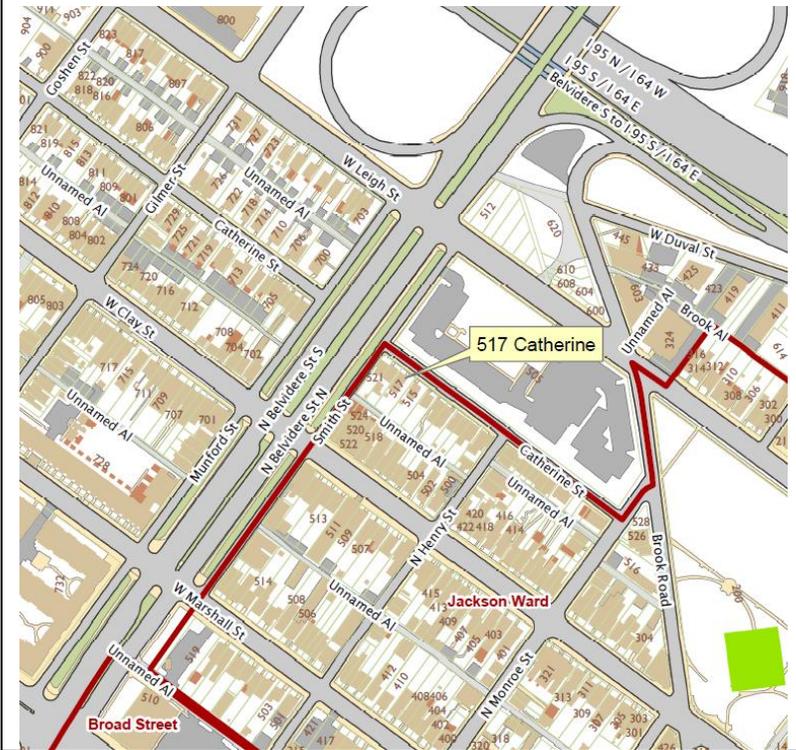
PROJECT DESCRIPTION

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 one-story rear addition, approximately 43' by 16'-6" (approximately 668 SF).
- Two gravel parking spots in the rear with access from the alley.



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

STAFF RECOMMENDED CONDITIONS

- 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.
- that only wood siding is installed on the façade, any new siding that is installed on the side elevations of the historic building match the historic siding in terms of reveal, and that it be smooth and not have a decorative bead. Staff recommends the fiber cement siding on the addition be smooth and unbeaded and be a different reveal to differentiate it from the historic siding.
- the applicant restore or create the appearance of the second story rear porch and submit railing and roof details to staff for administrative approval
- a window and door schedule and specifications be submitted for administrative approval
- the application provide an updated and final list of materials to staff for review and approval

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.

The applicant returned to the Commission on October 27, 2020. At the October 2020 meeting the Commission discussed the change in plans to no longer include the front porch and the overall form and massing of the rear addition. At this meeting, the Commission deferred the application to allow the applicant to address concerns about the form and massing of the addition and provide a context site plan.

The applicant has responded to the staff, neighborhood, and Commission concerns. The applicant has removed the second story of the proposed addition, has updated the material specifications, and provided additional information about HVAC screening. The applicant has removed the rebuilt front porch from the plans as historic tax credits are no longer being pursued for this property.

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 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.

Standards for Rehabilitation,

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

The applicant proposes to remove the existing synthetic siding, consolidate any sound wood

surrounds, sashes and doors. Maintain the historic reveal or exposure of the siding and trim, as it is an important character-defining feature.

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.

siding on the façade, and install fiber cement siding on the side elevations. Staff recommends approval with the condition that only wood siding is installed on the façade, any new siding that is installed match the historic siding in terms of reveal, and that it be smooth and not have a decorative bead.

Staff notes that until recently the rear southeast corner had a one-bay open porch. Since the second story of the addition is no longer proposed, staff recommends the applicant restore or create the appearance of the second story rear porch and submit railing and roof details to staff for administrative approval.

Building Elements, Window Replacement and/or Reconstruction, 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.

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 and the windows are in different locations than what is shown. Staff recommends the current window configuration be maintained on the side elevation or, if any physical evidence is revealed which indicates the historic location of the windows, the plans be updated to show these locations.

Standards for New Construction, pg. 46, Siting

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.

Staff and the Commission previously expressed concerns about the size and massing of the two-story addition. In response, the applicant has decreased the height of the addition by removing the proposed second story. The proposed addition is now approximately 43' by 16'-6" (approximately 668 SF) and one story in height. The roof will be sloped, covered in TPO, and the entire addition will be covered in lap siding. Staff finds that the proposed one-story addition responds to staff and Commission comments.

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 43 feet in length, compared to the existing house which is approximately 37 feet in length. Staff previously noted that the building at 519 Catherine Street has a long and narrow extension, one-story in height. The applicant provided information about the length of other houses on the block and on the West Clay Street block face. Staff finds the proposed addition responds to staff and Commission recommendations to reduce either the height or

<p>Standards for New Construction, Materials and Colors, pg. 47 Section #1, pg. 1</p>	<p>2. <i>Materials used in new residential construction should be visually compatible with original materials used throughout the district.</i></p> <p>4. <i>Vinyl, asphalt, and aluminum siding are not permitted for use in City Old and Historic Districts. Other synthetic siding materials with a smooth, untextured finish may be allowed in limited cases, but approval by the Commission is always required.</i></p>	<p>the length.</p> <p>The plans do not specify window and door materials. <u>Staff recommends a window and door schedule and specifications be submitted for administrative approval.</u></p> <p>The plans indicate that fiber cement siding is proposed for the addition. <u>Staff recommends the fiber cement siding be smooth and unbeaded and be a different reveal to differentiate it from the historic siding.</u> Staff also notes that asphalt shingles are planned on the roof and requests <u>the application provide an updated and final list of materials to staff for review and approval.</u></p>
<p>Mechanical Equipment, HVAC Equipment, pg. 68</p>	<p>1. <i>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>3. <i>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 and a proposed six-foot fence for screening. Staff finds that the proposed location and screening meets the <i>Guidelines</i>.</p>

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. 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