

5. COA-042459-2018

PUBLIC HEARING DATE

October 23, 2018

PROPERTY ADDRESS

130 North 32nd Street

DISTRICT

St. John's Church

APPLICANT

Matt Elmes

STAFF CONTACT

Carey Jones

Commission of Architectural Review

STAFF REPORT



PROJECT DESCRIPTION

Construct a new two-story garage in location of existing garage.

PROJECT DETAILS

Form and Massing

- Shed roof, rectangular in form
- Increase in height from one-story to two-stories in height
- Increase in size from 18'x18' to 18'x24', extend south 4' into the property rear yard

Fenestration

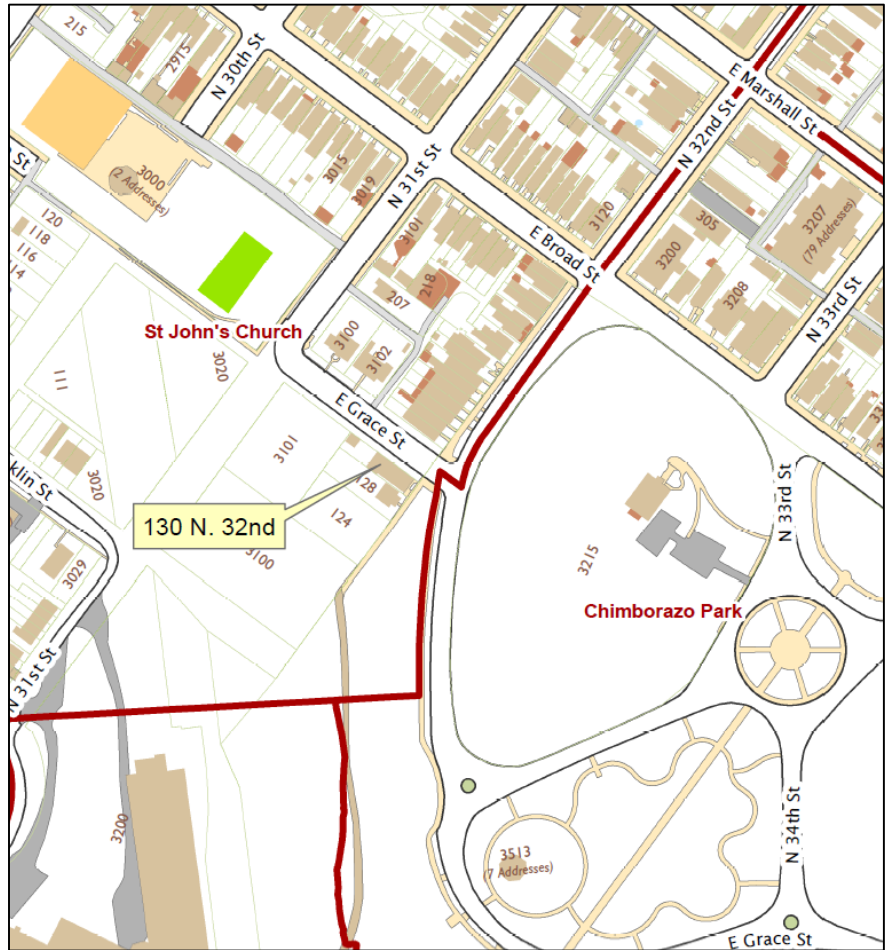
- North elevation will have a pair of fixed windows and a large smooth garage door
- West elevation one 42'x54" double hung window

Site Improvements

- Concrete apron at the front of the garage extending to an existing curb cut.

Materials

- Smooth, hardiplank siding without a bead
- Smooth finish all exterior trim
- Roof will be TPO
- Gutter will be 6" half round metal with 4" metal downspout
- Foundation will be re-used as much as possible, parged CMU as required for grade
- Windows will be aluminum clad Jeld-Wen or similar
- Smooth board between the floors



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STAFF RECOMMENDATION

APPROVE WITH CONDITIONS

PREVIOUS REVIEWS

The Commission conceptually reviewed a new two-story garage on May 22, 2018. The Commission raised concerns regarding the proposed board and batten siding and suggested a brick carriage house design, or horizontal lines and wider siding with a deeper reveal, and raising the belt line to improve the appearance of the structure. In response the applicant has revised the proposed cladding material.

STAFF RECOMMENDED CONDITIONS

- Window details be submitted to staff for review and approval.
- Exterior colors be submitted to staff for review and approval.
- The railing should be painted or stained a neutral color that complements one or more of the colors found on the main structure.

STAFF ANALYSIS

Pg. 82, #2	<i>The Guidelines state that the Commission can approve requests for demolition when a building or structure is deemed not to be a contributing part of the historic character of a City Old and Historic District.</i>	The existing garage is a one-story, gable roofed metal building. The building has lost all structural integrity and is currently braced to keep it from collapsing. Staff finds that this mid-20th century secondary building does not represent the pattern of early dependencies found in the district and is not of the architectural style of the historic structures in the district. <u>Staff recommends approval of the demolition.</u>
New Construction – Residential Outbuildings pg. 51, #1-3	<ol style="list-style-type: none"><i>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.</i><i>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.</i><i>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.</i>	<p>Sanborn Maps illustrate that a two-story garage was present in 1908 that was replaced in 1925 by a one-story structure and by the 1950 a different one-story garage with a different foot print. Staff finds there is precedent for the proposed two-story massing and rectangular form the applicant proposes. <u>Staff recommends approval of the two-story, shed roof, rectangular garage.</u> The proposed garage will be located in the same place as the existing garage and staff finds that the siting of the garage to the side of the property is appropriate for this location.</p> <p>The typical fenestration pattern for two-story garages in the district are large garage doors on the first story and a large center window or door above. The proposed north elevation reflects that pattern. The visible west elevation has a single window on the secondary story and east elevation has a door and window opening on the first story and three regularly spaced windows on the second. The south elevation will not be visible from a public-right-of-way. Staff finds the fenestration pattern on the west elevation consistent with other outbuildings in the district. Staff further finds that is likely the existing fence will block views to most of the east elevation.</p>

Materials and Colors pg. 47 #2	<i>Materials used in new residential construction should be visually compatible with original materials used throughout the district.</i>	The applicant has revised the materials based on feedback from the Commission during conceptual review. The applicant now proposes to clad the building in a smooth hardiplank siding without a bead. <u>Staff recommends approval of this exterior material.</u> The applicant has also included a wide, smooth trim board in response to Commission comments to improve the appearance of the building. Staff finds that the wide board between the first and secondary story helps to break up the solid walls and recommends approval of this feature. <u>Staff further recommends approval of the plan to re-use the foundation as feasible and parged concrete masonry where necessary.</u>
Sidewalks & Curbs pg.76, #s5 and 7	<p>5. <i>Existing granite curbing should be retained whenever possible.</i></p> <p>7. <i>Sidewalks and curbs should be built of common building materials found throughout the District.</i></p>	There is not a sidewalk along East Grace Street though there is a concrete sidewalk along North 32nd Street. Staff finds the proposed concrete apron is consistent with the <i>Guidelines</i> as it a common material found in the district and will utilize an existing curb cut. <u>Staff recommends approval of the concrete apron to connect the new building and street.</u>

It is the assessment of staff that, with the conditions above, the application is consistent with the Standards for New Construction outlined in Section 30-930.7 (c) of the City Code, as well as with the Richmond Old and Historic Districts Handbook and Design Review Guidelines, specifically the page cited above, adopted by the Commission for review of Certificates of Appropriateness under the same section of the code.

HISTORIC SANBORN MAPS AND PHOTOGRAPHS

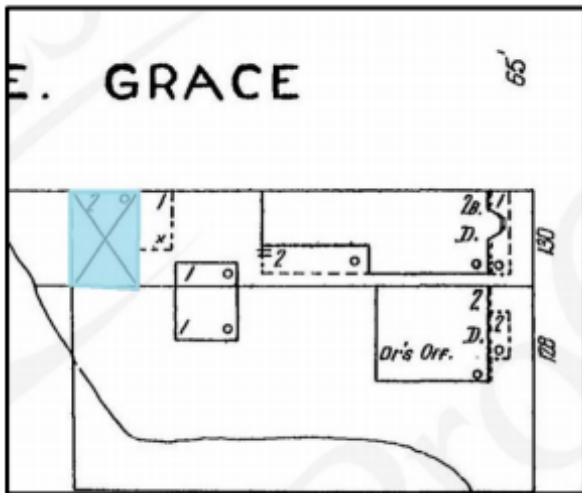


Figure 1. 1908 Sanborn Map

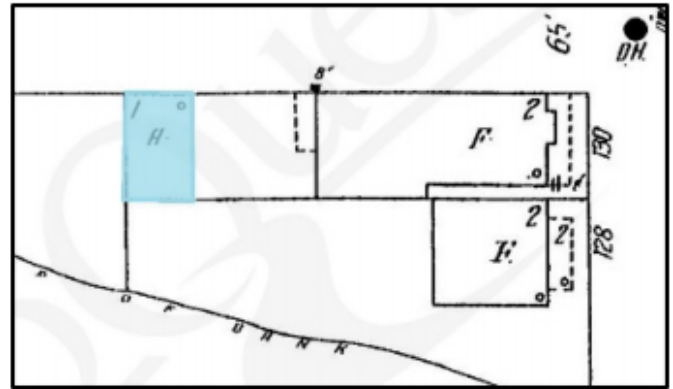


Figure 2. 1925 Sanborn Map

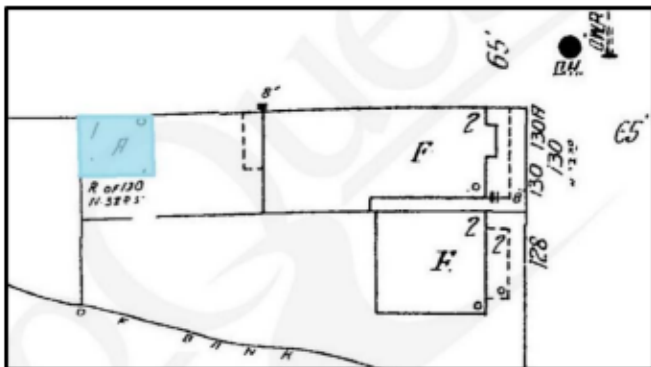


Figure 3. 1950 Sanborn Map



Figure 4. 130 North 32nd Street



Figure 5. 130 North 32nd Street, garage