

6. COA-045801-2018

PUBLIC HEARING DATE

December 18, 2018

PROPERTY ADDRESS

2017-2019 Monument Ave

DISTRICT

Monument Avenue

Commission of
Architectural Review

STAFF REPORT



APPLICANT

J. Wheat

STAFF CONTACT

Chelsea Jeffries

PROJECT DESCRIPTION

Construct an elevator shaft in the rear.

PROJECT DETAILS

- The applicant requests approval of the construction of a two-story brick elevator shaft at the rear of a home on Monument Avenue.
- The existing building is three story brick Colonial Revival home designed by Duncan Lee and built ca. 1927.
- The elevator shaft will be located in the rear and will measure approximately 6' by 6'9" and will be connected to the existing structure by a 6" hyphen. The addition will have a shed roof clad in flat seam copper, and a Flemish bond brick pattern with a brick water table and a limestone band.



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STAFF RECOMMENDATION

APPROVE

PREVIOUS REVIEWS

The Commission reviewed the proposal on November 27, 2018. The Commission was generally in favor of the design and made comments regarding the proposed brick pattern and the applicant's intent to replicate the existing structure. In response to the Commission's comments the following revisions have been made:

- The proposed hipped roof has been replaced with a simple shed roof clad in flat seam copper.
- The cornice on the addition will be of a simple design, rather than replicating the existing cornice.
- The proposed recessed brick panels on the rear elevation of the addition were removed.
- The brick pattern is proposed to be a variation on Flemish bond, with the headers to be recessed 1".
- The addition will not be toothed in to the existing building and will be attached via a 6" hyphen.

STAFF COMMENTS

Staff finds that the applicant has responded to the Commission's comments and recommends the application be approved as submitted.

STAFF ANALYSIS

Siting #1, pg. 46	<i>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.</i>	The addition is subordinate to the main structure as it is smaller than the main structure, and located at the rear. The proposed elevator shaft will be minimally visible from the alley due to an existing privacy wall and two outbuildings. The new construction will also be inset from the existing building wall and connected via a small hyphen.
Materials #1, pg. 47	<i>Additions should not obscure or destroy original architectural elements.</i>	The addition will obscure one existing first story door which is not visible from the public right of way.
Materials #2, pg. 47	<i>Materials used in new residential construction should be visually compatible with original materials used throughout the district.</i>	The applicant is proposing to use brick, which is consistent with the existing building and the district. The new brick is differentiated from the existing brick due to the use of a variation of Flemish bond with recessed bricks which will create shadow on the face of the addition. The new brick also will not be toothed-in to the existing wall.
Standards for Rehabilitation Pg. 59, #10	<i>Adding features 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.</i>	The new elevator shaft is clearly differentiated from the historic building.

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

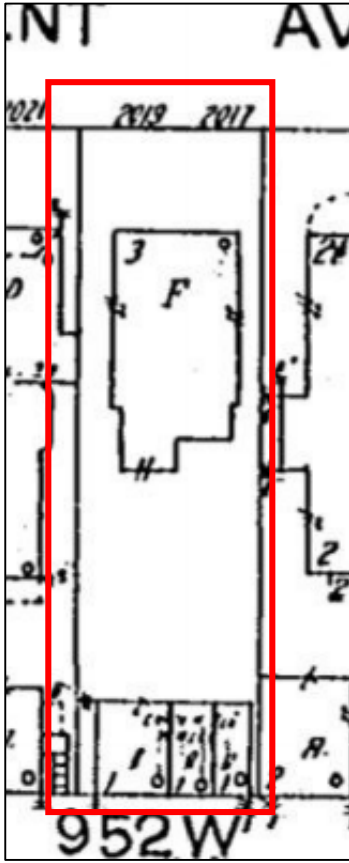


Figure 1. 1952 Sanborn Map



Figure 2. Side elevation of structure.



Figure 3. Rear elevation of structure.