

4. COA-045484-2018

PUBLIC HEARING DATE

December 18, 2018

PROPERTY ADDRESS

511 West Marshall Street

DISTRICT

Jackson Ward

APPLICANT

MF RVA Properties, Inc.



STAFF CONTACT

Carey L. Jones

Commission of Architectural Review

STAFF REPORT

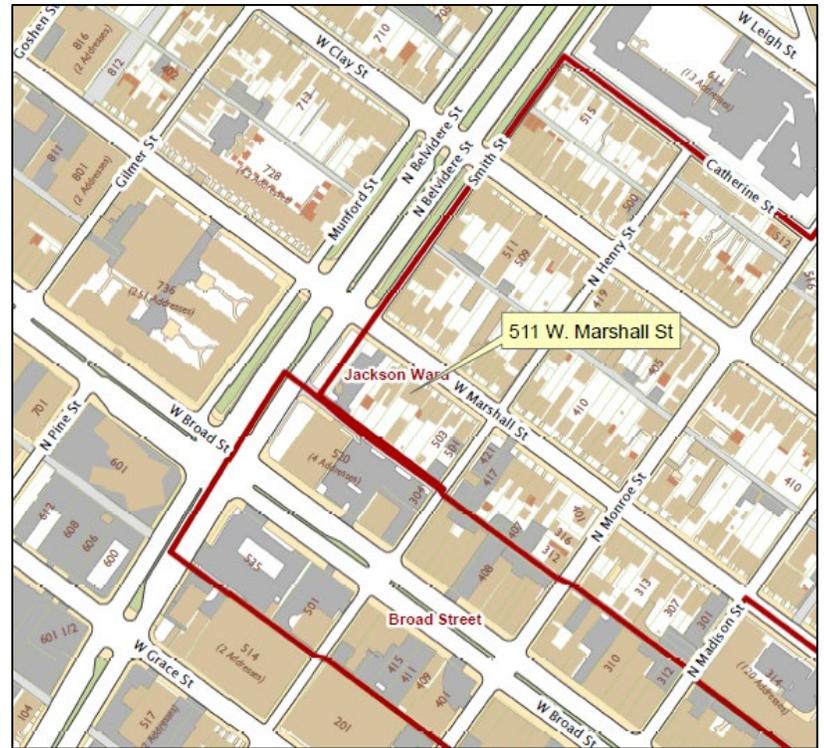
PROJECT DESCRIPTION

Construct Rehabilitation of a single-family residence and construction of a rear addition.

PROJECT DETAILS

The existing building is ca. 1855, Italianate-style house with a one-story, full-width Colonial Revival porch. The house recently suffered a fire and is in poor condition.

- The applicant proposes to rehabilitate the existing shell of the building with roof repairs, front porch repairs, and repairs of the existing windows.
- The applicant also proposes to construct an addition with a shed roof, covered in TPO, fiber cement siding, and a raised brick veneer foundation. Details include four-over-four and six-over-six wood- or aluminum-clad wood windows, and a six-panel door.
- The application also includes new exterior wood stairs with posts and pickets installed on the interior of the rails.
- Site improvements include six parking spaces and trash can areas in the rear of the property.



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STAFF RECOMMENDATION

APPROVE WITH CONDITIONS

PREVIOUS REVIEWS

The Virginia Department of Historic Resources reviewed the application for consistency with the *Secretary of the Interior Standards for Rehabilitation* and for its eligibility for rehabilitation tax credits. On November 5th, 2018 the Department approved the Part II rehabilitation tax credit application.

STAFF RECOMMENDED CONDITIONS

- The exterior paint colors and window specifications be submitted for staff review and approval.
- The fiber cement siding be smooth and without a bead.
- Any additional conditions imposed by the National Park Service and/or the Virginia Department of Historic Resources be submitted to staff for administrative review and approval.

STAFF ANALYSIS

Standards for New Construction, <i>Siting</i> , pg. 46, #1	<i>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.</i>	Staff finds the proposed addition is located on the rear elevation and inset from the most visible side elevation.
Standards for New Construction, <i>Form</i> , pg. 46 #s1-2	<i>1. New construction should use a building form compatible with that found elsewhere in the historic district. 2. New residential construction should maintain the existing human scale of nearby historic residential construction in the district.</i>	Staff finds the proposed two-story addition is in keeping with other additions found in the immediately surrounding area. Staff finds the addition utilizes human-scale elements such as windows and doors.
Standards for New Construction, <i>Height, Width, Proportion, & Massing</i> , pg. 47, #s1-2	<i>1. New residential construction should respect the typical height of surrounding residential buildings. 2. New residential construction should respect the vertical orientation typical of other residential properties in surrounding historic districts.</i>	Staff finds that the addition is consistent with building heights in the area. Staff finds the horizontally and vertically aligned windows are typical of the historic building and other historic buildings in the surrounding area.
Standards for New Construction, <i>Height, Width, Proportion, & Materials and Colors</i> , pg. 47, #s2-3	<i>2. Materials used in new residential construction should be visually compatible with original materials used throughout the district. 3. Paint colors for new additions should complement the historically appropriate colors used on the primary structure. Paint colors used should be similar to the historically appropriate colors already found in the district.</i>	Staff finds the proposed fiber cement siding is an appropriate exterior material for the addition as it clearly distinguishes the historic building and the new addition. <u>The siding should be smooth and without a bead. The paint color should be submitted to staff for administrative review and approval.</u>
New Construction, <i>Doors and Windows</i> , pg. 56 #4	<i>Because the material cannot be manufactured to model effectively the appearance of historic windows, vinyl windows are not appropriate for contributing buildings in historic districts.</i>	<u>Staff requests the windows specifications be submitted for staff review and approval.</u>

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. Building Facade 1993.



Figure 2. Building Facade 2018.



Figure 3. Railing Detail.



Figure 4. Column and Dental detail.



Figure 5. Rear elevation.



Figure 6. Rear elevation. View from alley looking northwest.
