

10. COA-073712-2020

PUBLIC HEARING DATE

August 25, 2020

PROPERTY ADDRESS

3303 Monument Avenue

DISTRICT

Monument Avenue

APPLICANT

M. & S. Fuller

STAFF CONTACT

Carey L. Jones

Commission of Architectural Review

STAFF REPORT



PROJECT DESCRIPTION

Partial demolition and alteration of an existing garage.

PROJECT DETAILS

- The applicant proposes to convert an existing garage into a non-residential studio workspace and renovate the surrounding parking area and rear yard.
- The renovation includes the removal of the eastern wall, which is damaged and pulling away from the building and the sloped roof.
- The plans reference a nearby feature at 3201 Monument with linked, curved volumes and a fixed glazing section that project past the roof line.
- On the southeast corner, the applicants proposed a new elliptical shaped entry court with a sloped wall.
- A row of clerestory windows are proposed for the roof.
- The applicants also propose to remove a rear deck, concrete walkways, and asphalt paving, and install a new brick wall, brick planters, and porous paving materials.



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STAFF RECOMMENDATION

APPROVE WITH CONDITIONS

PREVIOUS REVIEWS

The Commission previously reviewed this application at the June 23, 2020 meeting. During the meeting the Commission deferred the application to allow the applicants the opportunity to design an addition and alterations that maintain the historic form and massing of the garage, meet the needs of the proposed new use, and read like an addition to the historic building. The Commission also made the following recommendations: the curvilinear shapes be moved to the other side so as to be less visible from the public view; and the applicant consider creating more openness where the garage doors had been, in order to maintain the appearance of a garage from the alleyway.

The applicant has met with staff to review the Commission feedback and to discuss the proposed revisions to the plans. The applicants have responded to Commission feedback and have provided additional information about the structural integrity of the east wall. In terms of the design, the applicants removed one of the cylindrical masses and replaced it with a niche that extends past the roof line. In response to the Commission suggestion to create more openness where the garage doors were, the applicants have introduced a recessed concrete panel

with a projecting concrete mass and a sloped wood fascia.

STAFF RECOMMENDATIONS

- the introduction of glazing to reflect the original openness of the wall where the garage doors had been, and reference a garage opening
- the applicants revise the design to reflect the location of the historic corner to indicate the historic massing of the garage, and the applicants consider relocating the entry court further to the north and maintaining a flat wall at the corner
- the parapet line of the west elevation remain intact, especially since the east wall will be removed
- the introduction of glazing in the south wall and the reduction in height of the fixed glazing, or that the fixed glazing be carried onto the roof
- additional information about a wall feature be submitted to staff for review and approval
- that the applicant work with staff to find a permeable material that does not replicate a historic paving material
- the applicant submit the final material selections for administrative review and approval

STAFF ANALYSIS

Secretary of the Interior, Standards for Rehabilitation, pgs. 4-5

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

The applicant proposes a recessed solid concrete wall with a concrete projection and a sloped wood fascia wall. Staff finds that the recess reflects the openness of this wall. However, staff finds that the recessed solid wall and sloped fascia do not fully address the Commission concerns and recommends the introduction of glazing to reflect the original openness of this wall and reference a garage opening.

In response to staff and Commission feedback, the applicants have also introduced a corner element and curved brick niche on the south elevation. Staff finds that the corner element is not in the location of the historic corner and recommends the applicants revise the design to reflect the location of the historic corner and to indicate the historic massing of the garage. Staff also recommends the applicant consider relocating the entry court further to the north and maintaining a flat wall at the corner.

Staff notes the applicants propose a notch in the parapet line of the west wall. Staff recommends the parapet line of the west elevation remain intact, especially since the east wall will be removed.

9. New additions, exterior alterations or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale and architectural features to protect the

Staff finds that the proposed addition is differentiated from the historic building in terms of massing, form, and materials. Staff continues to have concerns about the masses extending past the roofline on the south elevation. Staff understands the need for natural light in the interior and recommends the introduction of

	<p><i>historic integrity of the property and its environment.</i></p> <p><i>10. New construction shall be undertaken in such a manner that if removed in the future the essential form and integrity of the historic property and its environment would be unimpaired.</i></p>	<p><u>glazing in the south wall and the reduction in height of the fixed glazing, or that the fixed glazing be carried onto the roof.</u></p> <p><u>Staff recommends the applicant submit the final material selections for administrative review and approval.</u></p>
Fences & Walls, pg. 51	<p><i>1. Fence, wall, and gate designs should reflect the scale of the historic structures they surround, as well as the character of nearby fences, walls, and gates.</i></p> <p><i>2. Fence, wall, or gate materials should relate to building materials commonly found in the neighborhood.</i></p>	<p>The applicant proposes a new landscape wall on the western edge of the property. Staff finds that there will be limited visibility of the wall, and that it utilizes a material commonly found in the neighborhood. Staff recommends approval of the new brick wall.</p> <p>Staff notes the presence of what appears to be a wall on the west side of the lot and <u>requests additional information about this feature be submitted for review and approval.</u></p>
Decks, pg. 51	<p><i>Exterior decking is a late 20th-century addition to residential architecture. Suburban in origin, decks are an anomaly in many older neighborhoods.</i></p>	<p>The applicant proposes to remove the existing deck and replace it with new stairs and planting areas. Staff supports the deck removal.</p>
Standards for Site Improvements, pgs. 76 -77	<p><i>7. Sidewalks and curbs should be built of common building materials found throughout the District. Generally, simple paving designs are more compatible with the diverse building styles and better unify the various elements found on streets throughout Old and Historic Districts. The use of more than two paving materials within an area is discouraged.</i></p>	<p>The applicant also proposes removing the concrete walkways and asphalt driveway and parking areas. The applicants propose to replace these items with porous paving materials, brick planters, and new landscaping.</p> <p><u>Staff recommends approval of removing these materials and replacing them with permeable materials. Staff further recommends approval with the condition that the applicant work with staff to find a permeable material that does not replicate a historic paving material.</u></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. Existing garage



Figure 2. Existing east wall of the garage



Figure 3. Existing deck and landscaping.



Figure 4. View west of the east wall where the new niche, fixed glazing, and curved wall are proposed.