

## 9. COA-061559-2019

PUBLIC HEARING DATE

October 22, 2019

PROPERTY ADDRESS

517 Catherine Street

DISTRICT

Jackson Ward

APPLICANT

Carver Homes

STAFF CONTACT

C. Jones

# Commission of Architectural Review

## STAFF REPORT



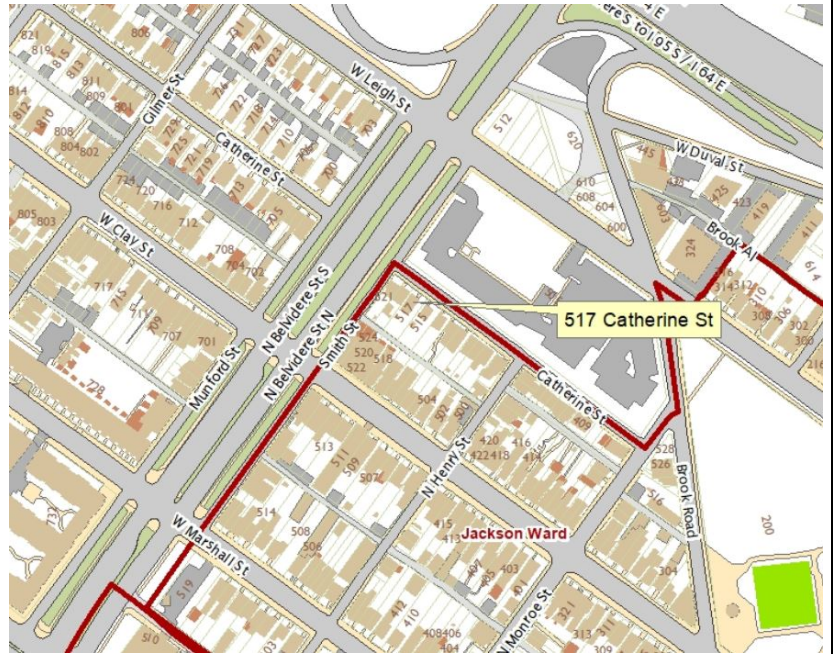
### PROJECT DESCRIPTION

**Rehabilitate a 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. If wood siding is found, it will be consolidated on the front of the building.
- Installation of new windows, either in the size of the original openings if discovered during the interior demolition phase, or a newly proposed size. The new windows will be 1/1 PVC or aluminum clad.
- Replacement of the front roof and porch roof with asphalt shingles and the rear tar roof with TPO.
- Installation of a new side entry door for both levels with a wood Richmond Rail railing and staircase; installation of new windows on the left side elevation.
- Removal of the accessible ramp and the chain link fence in the front yard.
- Rebuilding of the chimney using the existing brick or matching brick.
- The HVAC units will be located either in the back or the right side of the property.
- Parging of the foundation.



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.

The applicant also proposes to construct a rear addition to the existing approximately 20 foot by 40 foot (800 SF) building. The proposed addition is 35-39 feet long and 18 feet deep and two stories in height with a shed roof and two bays of single windows. The applicant proposes the same material treatment on the historic building and the addition.

### CONCEPTUAL REVIEW

The applicant is seeking **Conceptual Review** for this project. Conceptual review is covered under Sec. 30-930.6(d) of the City Code: The commission shall review and discuss the proposal with the applicant and make any necessary recommendations. Such Conceptual Review shall be advisory only. Commission staff reviewed the project through the lens of the "Standards for New Construction" on pages 44, and 46-56 of the Richmond Old and Historic District Handbook and Design Review Guidelines utilizing the Guidelines presented below.

**PREVIOUS REVIEWS**

The Commission has not previously reviewed this application. 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.

**STAFF COMMENTS**

Staff recommends:

- The applicant reduce the massing of the addition, inset it from the both exterior walls, and use a different exterior material or a different siding reveal to distinguish the historic building and the new construction.
- The existing interior stair be retained to provide access to the second floor unit – and the entrance to the first floor unit remain on the front of the house – thus eliminating the need for the side exterior stair and new doors.

The applicant provide the following with the next application:

- A complete window schedule and a window product that meet the *Guidelines*
- Specifications for the exterior cladding materials and a proposed color that meets the *Guidelines*
- Existing elevations with dimensions
- Evidence that the chimneys are unsound and cannot be repaired prior to replacing them. Staff also requests that the applicant provide information on how they will be reinforced and supported if the interior chimneys are removed.
- Site plan with dimensions and the location of the HVAC equipment
- Information about any proposed screening for the new HVAC equipment or any other site improvements

The applicant address the following inconsistencies:

- The front entry details, the shutters, and the foundation parging

**STAFF ANALYSIS - Rehabilitation**

The Secretary of the Interior Standards For Rehabilitation. Pg. 4

*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.*

Based on research performed by staff, the replacement windows appear to date to ca. 1963. Staff recommends against enlarging the current openings as proposed by the applicant. Instead staff recommends the applicant either reinstall a fenestration pattern that matches the historic configuration or maintain the current openings.

The applicant proposes to install shutters on the front of the building. Staff has found evidence that shutters existed on the historic windows on the first floor, and on the renovated property. If shutters are installed, they must be operable and properly sized for the window openings.

In the narrative description the application indicates that the foundation will be parged, though this is not shown on the elevations. Staff requests the applicant clarify plans for the foundation material.

*4. Most properties change over time; those changes that have acquired historic significance in their own right shall be preserved.*

In the narrative text the applicant indicates they would like to install painted wood columns and a shingled overhang; however, the proposed elevations do not include these features. Staff recommends the applicant either re-install the

---

historic one-story full-width porch, or keep the current awning. Staff also requests the applicant clarify plans for the front entry in a subsequent application.

---

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 the applicant proposes to install additional window and door openings. Staff recommends against the addition of new windows on the first bay of this highly visible side elevation, unless evidence is found that indicates there were historically openings in this location.

Staff recommends against the side entrance door on the first and second stories as this is not a feature that is typically found in the historic district, which typically has the front entrance facing the primary street. Staff recommends that the existing interior stair be retained to provide access to the second floor unit, and that the entrance to the first floor unit remain on the front of the house, thus eliminating the need for the side exterior stair and new doors.

---

Standards for Rehabilitation, Residential Construction, pg. 59, #4

*Retain original roof shape, size, materials and related elements including cupolas, chimneys and weather vanes; if replacement is necessary, consideration for use of slate, wood and metal, with respect to color and patterns, should be given.*

The applicant has indicated that the chimneys will be removed and reinstalled with either the existing brick or matching brick. Staff requests that the applicant provide evidence that the chimneys are unsound and cannot be repaired prior to replacing them. Staff also requests that the applicant provide information on how they will be reinforced and supported on the roof if the interior chimneys are removed.

---

Mechanical Equipment, HVAC Equipment, pg. 68

*1. 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.  
3. HVAC equipment on the ground should be appropriately screened with fencing or vegetation.*

Staff requests the applicant submit a site plan with the location of the HVAC equipment indicated. Staff also requests the applicant provide information about proposed screening for the new HVAC equipment.

---

### STAFF ANALYSIS – Addition

---

Standards for New Construction, pg. 46

*In order to avoid creating a false sense of history, new construction should also be discernible from the old. Perhaps the best way to think about a compatible new building (or addition) is that it should be a good neighbor; one that enhances the character of the existing district and respects its historic context, rather than being an exact (and misleading) reproduction of another building.*

Overall, staff finds the proposed addition is not compatible with the historic building and the surrounding area. Staff finds the new addition is too large, does not enhance the existing building or respect the historic context, and is not easily distinguished from the historic building.

Standards for New Construction, pg. 46, Siting	<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 not subordinate in size to the historic building. Staff finds that it nearly doubles the size of the historic building and is generally the same height. <u>Staff recommends the applicant reduce the depth and the height of addition so that it is subordinate to the historic building.</u>
Standards for New Construction, pg. 46, Form	<i>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.</i>	The existing historic building and those in the surrounding area are rectangular in form. The proposed addition will be located on the side and rear of the existing building and will change the overall form and massing of the building. Staff finds the proposed addition is not in keeping with the overall forms found in the district and recommends the applicant maintain the rectangular form by setting the addition in from both of the side walls.
Secretary of the Interior Standards for Rehabilitation, pg. 5	<i>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 historic integrity of the property and its environment.</i>	The applicant plans to use the same exterior materials for the rehabilitation and the addition. <u>Staff recommends the applicant use a different exterior material or a siding with a different reveal to distinguish the historic building from the new construction.</u>

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 4517 Catherin Street, prior to 1963