

5. COA-060051-2019

PUBLIC HEARING DATE

September 24, 2019

PROPERTY ADDRESS

305 West Broad Street

DISTRICT

Broad Street

Commission of
Architectural Review
STAFF REPORT



APPLICANT

T. Ukrop

STAFF CONTACT

C. Jones

PROJECT DESCRIPTION

Construct a new accessory structure (trash enclosure and gate) and pergola; install a new fabric awning.

PROJECT DETAILS

- On the Broad Street elevation the applicant proposes to install a fabric awning along the length of the façade. The proposed awning is acrylic and features a stripe pattern. The awning will be placed at a height of 8 feet above the ground and will be 3'-2" in height.
- On the Madison Street elevation the applicant proposes to construct a trash enclosure structure with an access gate. The structure will be approximately 8 feet in height and 27 feet in length. It will be composed of three vertical treated wood panels set in a steel frame on the outer bays and a recessed group of three steel mesh panels on the inner bay.
- In the rear courtyard the applicant proposes to install a pergola. The pergola will be 12'-11 1/2" in height and approximately 30 feet in length. The pergola will be steel frame construction with a retractable sunshade.



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STAFF RECOMMENDATION

APPROVE WITH CONDITIONS

PREVIOUS REVIEWS

In February of 2019 staff issued an administrative approval of exterior work based on approval of the rehabilitation tax credit application by the Virginia Department of Historic Resources (DHR). The work proposed in the current application has already received approval from DHR.

STAFF RECOMMENDED CONDITIONS

- The awning be mounted into the mortar joints to avoid damage to the historic masonry.
- The applicant submit the final colors for the new trash enclosure structure to staff for review and approval.
- And additional conditions imposed by DHR or the National Park Service be submitted to staff for review and approval.

STAFF ANALYSIS

Awnings, pg. 72	<ol style="list-style-type: none"> 1. Awnings should be placed carefully so that building elements or existing materials are not damaged or obscured. 2. The size and placement of awnings should not interfere with existing signs, distinctive architectural features of the building or with street trees or other elements along the street. 3. The bottom of the awning valance should be no lower than seven (7) feet above the sidewalk. 4. The use of metal, plastic or overly ornate fabric awnings should be avoided. 5. Awning mounting hardware should be installed directly into mortar joints to avoid damage to historic masonry. 	Staff recommends approval of the awning location, size, and fabric with the condition <u>that the awning be mounted into the mortar joints to avoid damage to the historic masonry.</u>
New Construction, Fences and Walls, pg. 51	<ol style="list-style-type: none"> 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. 2. Fence, wall, or gate materials should relate to building materials commonly found in the neighborhood. 	The proposed enclosure will function as a wall along Madison Street. The wall will be construction of wood panels and steel mesh. Staff recommends approval of the wall (trash enclosure) with the condition that <u>the applicant submit the final colors to staff for review and approval.</u>
New Construction, Residential Outbuildings, pg. 51	<ol style="list-style-type: none"> 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. 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. 	The <i>Guidelines</i> offer very little guidance about small auxiliary structures such as arbors and pergolas. It does, however, note that outbuildings should be compatible with the design of the major buildings on the site, and respect the materials and colors of the main structure. The <i>Guidelines</i> also suggest that new auxiliary structures should be located to the rear or side of the property to emphasize that they are secondary to the main building. The proposed pergola is subordinate to the main building, is minimally visible from the side street, and the proposed design and materials are in keeping with the overall design of the proposed enclosure structure. Staff recommends approval of the proposed pergola.

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. 305 West Broad, location of proposed awning.



Figure 2. . 305 West Broad, location of proposed awning, detail.



Figure 3. North Madison Street, location of proposed trash enclosure structure.



Figure 4. North Madison Street, location of proposed pergola.