

14. COA-055420-2019

PUBLIC HEARING DATE

June 25, 2019

PROPERTY ADDRESS

2816 East Franklin Street

DISTRICT

St. John's Church

APPLICANT

C. Wozencraft

STAFF CONTACT

C. Jeffries

Commission of Architectural Review

STAFF REPORT

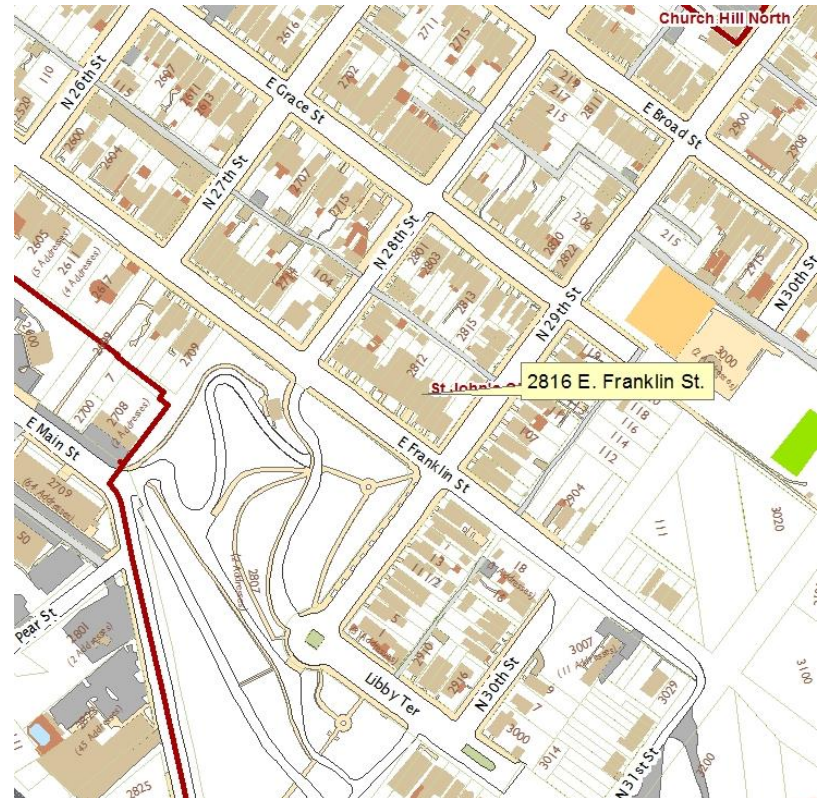


PROJECT DESCRIPTION

Demolish a one-story masonry garage and construct a new, two-story accessory building.

PROJECT DETAILS

- The applicant proposes to demolish a one-story brick garage at the rear of a two-story brick attached residence. A new two-story accessory building will then be constructed.
- The proposed new building will be 19 feet tall with a flat roof, brick on the first story and metal shingles and cementitious panels on the second story. The alley-facing elevation will have one aluminum clad casement window and a black wood or steel garage door.
- The new building will be 14'8" by 26', and be set back 5' from the rear property line.
- The applicant is seeking a variance for the proposed 0' side yard setback.



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.

STAFF RECOMMENDATION

APPROVE WITH CONDITIONS

PREVIOUS REVIEWS

The Commission conceptually reviewed the project at the March 2019 meeting. The Commission was generally in support of the proposal including the height and differentiation of material. In response to the Commission's comments the applicant is proposing to reuse brick from the historic garage to clad the exterior. Other alterations include the removal of the exterior stairs on the south elevation and the removal of a fiber cement band between the stories.

STAFF RECOMMENDED CONDITIONS

- The brick be extended to clad the entire first story to reduce the impact of the massing of the second story.
- Specifications for the proposed window, door, and metal shingles be submitted for administrative review and approval.

STAFF ANALYSIS

Standards for Demolition, pg. 82

Under the provisions of Sec. 32-930.7., the Commission shall approve requests for demolition when:

- 1) There are no feasible alternatives to the proposed demolition. "Feasible alternatives" include an appropriate new use and rehabilitation, relocation of the structure to a compatible site or re-sale of the property to an individual committed to suitable rehabilitation or relocation.*
- 2) A building or structure is deemed not to be a contributing part of the historic character of an Old and Historic District.*
- 3) The Commission deems that a building or structure has deteriorated beyond the point of feasible rehabilitation.*

The application states that the existing garage is in poor condition and is undersized for contemporary vehicles. The current garage was formerly attached to a garage at 2814 East Franklin Street which was demolished in 1975. The west wall of the existing garage was replaced with CMU.

The remaining half of the building was in severe disrepair when in 1996 an application to rebuild the garage was approved by the Commission. At this time the roof and much of the west wall were rebuilt, a garage door was installed, and a pedestrian door was cut into the east wall.

The existing building has experienced significant modification over time. Staff recommends approval of the demolition of the existing garage.

New Construction, Residential Outbuildings, pg. 51, #s1-3

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.

The applicant is proposing to utilize a flat roof with a parapet which is compatible with outbuildings throughout the district.

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 proposed secondary building is located at the rear of property. It utilizes a roof form and materials found on other secondary resources in the district.

3. New outbuildings should be smaller than the main residence and be located to the rear and/or side of the property to emphasize that they are secondary structures.

The mass of the proposed secondary building is smaller than the primary resource, and located at the rear. Sanborn maps indicate historically a one-story outbuilding has been present on the site since at least 1905. The Sanborn maps also indicate that, historically, two-story outbuildings have been located on the subject alley, though none are still standing.

Materials and Colors, pg. 47, #2

2. Materials used in new residential construction should be visually compatible with original materials used throughout the district.

The proposed exterior materials are compatible with the existing primary building on the property. The wood window with aluminum cladding is consistent with the *Guidelines*. Staff recommends the window and door specifications be submitted for administrative review and approval.

The proposed mix of materials references the historic one-story brick garage and staff finds this is appropriate. The historic brick will also be used to clad the visible elevations of the new garage as available.

The Commission did not reach a consensus regarding the proposed metal shingles. Metal cladding is found on outbuildings throughout the district, though not typically in the form of shingles. The applicant has informed staff that the proposed material is similar to metal shingles found on the Carpenter Theater on East Grace Street. Staff finds that the modern interpretation of a historic material on contemporary new construction is appropriate. Staff recommends specifications for the proposed metal shingles be submitted for administrative review and approval.

Staff finds that the proposed balance of the two materials emphasizes the massing of the second story rather than minimizing it. Staff recommends the brick be extended to clad the entire first story to reduce the impact of the massing of the second story.

New Construction, Doors and Windows, pg. 56, #2

The size, proportion, and spacing patterns of door and window openings on free standing new construction should be compatible with patterns established within the district.

The proposed openings visible from the public right of way are consistent with patterns found in the district.

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

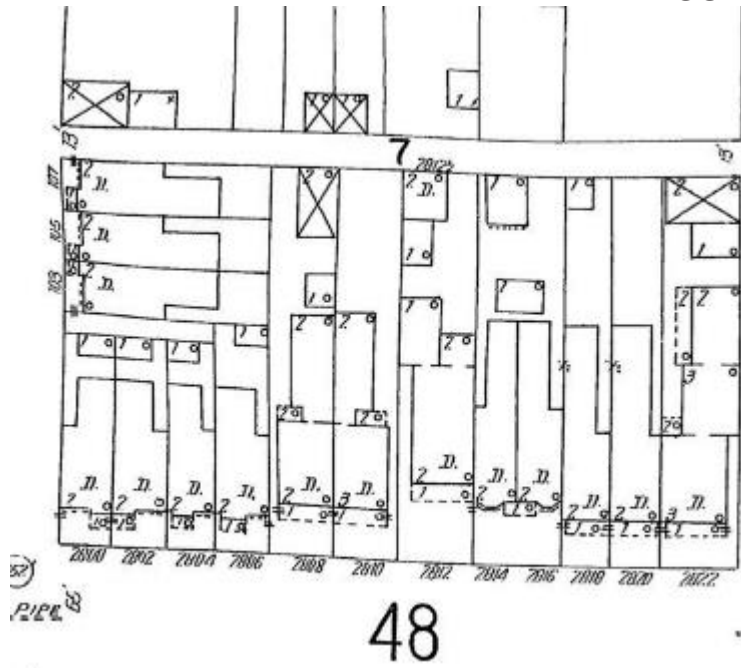


Figure 1. Sanborn Map, 1905

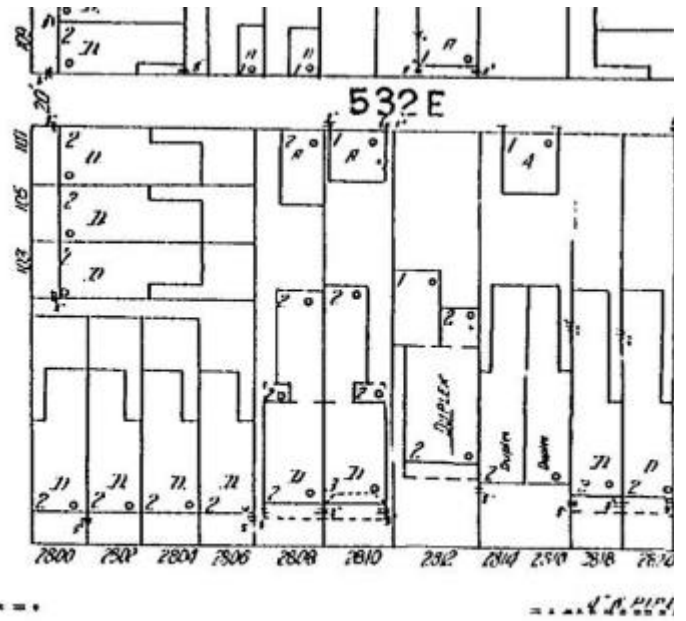


Figure 2. Sanborn Map, 1952



Figure 3. Garage, March 2019



Figure 4. Garage prior to rehabilitation, 1996