

15. COA-044106-2018

PUBLIC HEARING DATE

November 27, 2018

PROPERTY ADDRESS

2017-2019 Monument Ave

DISTRICT

Monument Avenue

APPLICANT

J. Wheat



Commission of Architectural Review

STAFF REPORT

STAFF CONTACT

Chelsea Jeffries

PROJECT DESCRIPTION

Construct an elevator shaft in the rear.

PROJECT DETAILS

- The applicant requests conceptual review of a two-story brick elevator shaft at the rear of a home on Monument Avenue.
- The existing building is three story brick Colonial Revival home designed by Duncan Lee and built ca. 1927.
- The elevator shaft will be located in the rear and will measure approximately 6'6" by 6'9" with a hipped roof, two recessed brick panels, and a brick water table with a limestone band.



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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: Residential" on pages 44, and 46-47 of the Richmond Old and Historic District Handbook and Design Review Guidelines utilizing the Guidelines presented below.

PREVIOUS REVIEWS

None.

STAFF COMMENTS

- The new brick should be differentiated from the existing building rather than matching the existing bond pattern. The new brick should also not be toothed-in to the existing building to further differentiate the new construction.
- A simplified trim should be used, rather than replicating the existing cornice.
- A simple shed roof should be used on the elevator shaft, rather than the proposed hipped roof.
- The false window elements should be removed.
- The following should be submitted for final review:
 - Fully dimensioned site plan and elevations.
 - Materials details.

STAFF ANALYSIS

Siting #1, pg. 46	<i>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>	The addition is subordinate to the main structure as it is smaller than the main structure, and located at the rear. The proposed elevator shaft will be minimally visible from the alley due to an existing privacy wall and two outbuildings. The new construction will also be inset from the existing building wall.
Materials #1, pg. 47	<i>Additions should not obscure or destroy original architectural elements.</i>	The addition will obscure one existing first story door which is not visible from the public right of way.
Materials #2, pg. 47	<i>Materials used in new residential construction should be visually compatible with original materials used throughout the district.</i>	The applicant is proposing to use brick, which is consistent with the existing building and the district. <u>The new brick should be differentiated from the existing brick rather than attempt to match the existing bond pattern. The new brick should also not be toothed-in to the existing wall.</u>
Pg. 59, #10	<i>Adding features that suggest an inaccurate or undocumented sequence of construction should be avoided because this confuses our understanding of the evolution of Richmond's historic built environment.</i>	The intent of the proposed addition is to match the existing materials and design of the structure. The plans indicate that the roof shape, brick, and cornice will match the existing. Staff finds that the proposed design is not differentiated from the old and creates a false sense of historical development as it is designed to blend in and look original to the building. <u>Staff recommends a simplified trim be used, rather than replicating the existing cornice, and a simple shed roof be used, rather than the proposed hipped roof. The proposed false window elements also create a false sense of development and should be removed.</u>

IMAGES

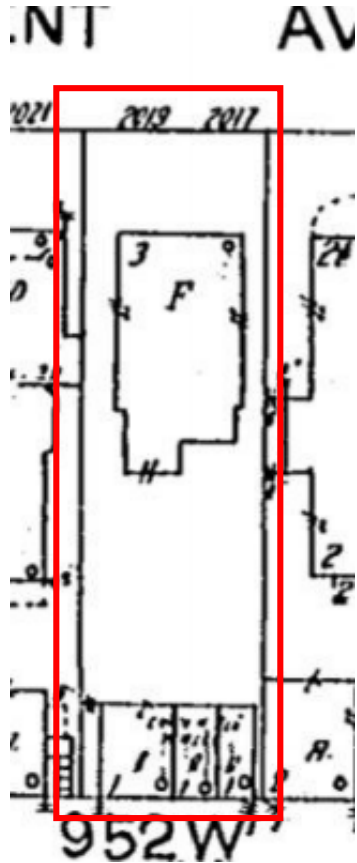


Figure 1. 1952 Sanborn Map



Figure 2. Side elevation of structure.



Figure 3. Rear elevation of structure.