

7. COA-073712-2020

PUBLIC HEARING DATE

June 23, 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 of and alteration of an existing garage.

PROJECT DETAILS

- The applicant proposes to renovate an existing garage into a studio workspace.
- The renovation includes the removal of the eastern wall and the sloped roof.
- The eastern wall will be replaced with new glazing and an elliptical garden wall. The south open garage bays will be in-filled with salvaged brick and with a curved mass that extends past the roof slope.
- A row of clerestory windows are proposed for the roof.
- The applicants also propose to remove a rear deck, and to install new planters, stairs, and hardscaping.



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STAFF RECOMMENDATION

DEFER

PREVIOUS REVIEWS

The Commission has not previously reviewed this application.

STAFF COMMENTS

- Staff recommends the applicant work with staff 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
- Staff recommends the roof form, the southeast corner, and open bays of the south elevation be maintained so that the building continues to read as a historic outbuilding
- Staff requests the applicant provide additional information and material specifications for the proposed site improvements.

STAFF ANALYSIS

Secretary of the Interior, *1. A property shall be used for its historic purpose or be placed in a new use that*

The applicants propose to remove the existing east wall of the garage, add two curved

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| Standards for Rehabilitation, pgs. 4-5 | <i>requires minimal change to the defining characteristics of the building and its site and environment.</i> | elements, and infill the open car bays. Staff finds that these changes will alter the overall form and massing of the building in a manner that is not in keeping with this standard. |
| Section #1, pg. 1 | <i>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.</i> | Staff believes the changes in roof form, addition of two curved masses, and the enclosure of the open bays will result in the removal of historic materials and alteration of spaces that characterize the building. Staff also believes that the roof is a character-defining feature of these historic outbuildings, and that it should be maintained in its current form. |
| Section #1, pg. 1 | <i>6. Deteriorated historic features shall be repaired rather than replaced. When the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical or pictorial evidence.</i> | Staff notes that the applicant provided information and photographs to indicate that the east wall is deteriorated and needs to be repaired. Staff supports an addition to the east wall, however staff finds that the proposed fixed glazing and curved section do not match the original in design, color, texture or visual quality. Staff recommends that the applicant relocate the curved entry court and maintain the southeast corner of the building in a manner that preserves an understanding of the historic form of the building. |
| Section #1, pg. 1 | <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. 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> | Staff finds that, though the proposed addition is differentiated from the historic building, it is not in keeping with the massing and architectural features of the historic garage. Staff believes that filling in the open bays with salvaged masonry is not in keeping with the Standards. Staff further finds that changing the side wall and roof form will impact the integrity of the building in a manner that could not be reversed in the future. Staff recommends that the applicant consider relocating the proposed glazing on the east wall to the south wall to maintain the appearance of the historic bays. |
| Standards for Rehabilitation #4, pg. 59 | <i>Retain original roof shape, size, materials and related elements...</i> | The applicant proposes to add sloped clerestory windows to the roof. Staff finds that this is not in keeping with the Guidelines. Staff recognizes the need for additional light into the space, and recommends the applicant consider flush-mounted skylights on the roof slope or adding more glazing to the north elevation. |
| Decks, pg. 51 | <i>Exterior decking is a late 20th-century addition to residential architecture. Suburban in origin, decks are an anomaly in</i> | The applicant proposes to remove the existing deck and replace it with new stairs and planting areas. Staff supports the deck removal and |

many older neighborhoods.

requests the applicant submit additional information, including design and materials, of the proposed stairs.

Standards for Site Improvements, pgs. 76 -77

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.

8. Landscape design should enhance the streetscape and contribute a strong aesthetic along street frontages. Appropriate landscaping should buffer the visual severity of surface parking lots from view.

The applicant proposes a new landscape wall on the western edge of the property, new brick paving, slab paving materials for a terrace, and stone paving. Staff requests the applicant provide additional information and material specifications for the proposed site improvements.

FIGURES

