

17. COA-048383-2019

PUBLIC HEARING DATE

February 26, 2019

PROPERTY ADDRESS

3420 East Marshall Street

DISTRICT

Chimborazo Park

APPLICANT

C. Cominsky

STAFF CONTACT

C. Jones

Commission of Architectural Review

STAFF REPORT

**PROJECT DESCRIPTION****Construction of a rear addition.****PROJECT DETAILS**

- The applicant proposes to build an addition that will be 10'-6" in depth and 19'-08" wide (the same width as the house).
- The addition will be build up an existing side wall, formerly an open porch that was enclosed, to create a gable roof.
- The addition will use the same exterior materials as found on the existing house and enclosed porch.
- The applicant proposes to insert two, paired windows with shutters into the rear wall of the addition and to repeat this fenestration on the west elevation.
- The applicant proposes to relocate the HVAC equipment to the new basement.



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STAFF RECOMMENDATION**APPROVE WITH CONDITIONS**

PREVIOUS REVIEWS: A previous owner received approval for exterior improvements to address work that was performed without a Certificate of Appropriateness. Approval was not granted for the enclosure of two side porches and the installation of 1/1 windows. The work to abate the violation was not completed before the property was sold.

STAFF COMMENTS

Staff recommends:

- Additional fenestration on the North 35th Street elevation that is horizontally aligned with the existing windows.
- The shutters be removed from the design plans.
- The addition be differentiated from the existing building with the use of decorative details such as a vertical trim board, fascia board below the roof gable, and a different foundation material, the revised design to be administratively approved.

Staff requests the applicant submit the following for administrative review and approval:

- Dimensioned elevations for all sides of the addition.
- Window specifications that meet the *Guidelines*.

STAFF ANALYSIS

Standards for New Construction, Siting, pg. 46, #1	1. <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 applicant proposes to construct a one-story addition onto the rear of the house. This was an open porch that was previously enclosed without approval. Staff finds that this section does not maintain its historic integrity and that this is an appropriate location for an addition.
Standards for New Construction, Form, pg. 46, #s2-3	2. <i>New residential construction should maintain the existing human scale of nearby historic residential construction in the district.</i> 3. <i>New residential construction and additions should incorporate human-scale elements such as cornices, porches and front steps into their design.</i>	The addition will utilize human scale elements, such as windows and a gable roof. <u>Staff recommends the applicant insert an additional window on the North 35th Street elevation to break up the massing.</u> Staff further <u>recommends the shutters on the rear and side elevations be removed from the design plans as these are not a detail typically found in the historic district.</u>
Standards for New Construction, Height, Width, Proportion, & Massing, pg. 47	1. <i>New residential construction should respect the typical height of surrounding residential buildings.</i> 2. <i>New residential construction should respect the vertical orientation typical of other residential properties in surrounding historic districts.</i> 3. <i>The cornice height should be compatible with that of adjacent historic buildings.</i>	The applicant did not provide a dimensioned elevation. However, the enclosed drawing indicates the roof will be the same height as the existing roof gable on the rear elevation of the property.
Secretary of the Interior Standards, pg. 5, #9	9. <i>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>	While the addition is compatible with the massing, size, scale and architectural features of the existing building, staff is concerned that the addition is not differentiated from the existing rear addition. <u>Staff recommends that the addition be differentiated from the existing building with the use of decorative details such as a vertical trim board, a fascia board below the roof gable, and a different foundation material.</u>
Standards for New Construction, Height, Width, Proportion, & Materials and Colors, pg. 47, #2	2. <i>Materials used in new residential construction should be visually compatible with original materials used throughout the district.</i>	The applicant proposes to match the siding and roof materials on the addition to the existing siding which is not original to the building.
New Construction, Standards for New Construction:	1. <i>Secondary elevations of corner properties should reference massing similar to other corner locations in the historic district.</i>	The applicant proposes to construct an addition on the rear elevation of a corner property. Staff finds that the addition uses the same materials as the main building and that the overall form and massing is architecturally cohesive with the

Corner Properties – Residential, pg. 48	<p><i>2. The material used in the primary elevation should be continued along the second, corner elevation.</i></p> <p><i>4. Windows and doors on the secondary, corner elevation should be organized following the principals of the primary elevation: windows should be proportioned appropriately, aligned vertically, and arranged as though designing a primary elevation.</i></p>	<p>original building. <u>Staff recommends an additional window be added to the side elevation.</u> The window should be proportioned appropriately, and horizontally aligned with the existing first story side elevation windows. <u>Staff requests that the applicant submit a dimensioned elevation and window specifications.</u></p>
New Construction, Doors and Windows, pg. 49, #1	<p><i>1. The size, proportion and spacing patterns of door and window openings on a new addition should follow patterns established by the original building. Windows on most commercial and residential properties throughout Old and Historic Districts have a vertical orientation.</i></p>	
New Construction, Doors and Windows, pg. 56 #4	<p><i>Because the material cannot be manufactured to model effectively the appearance of historic windows, vinyl windows are not appropriate for contributing buildings in historic districts.</i></p>	<p>The applicant did not submit window specifications. <u>Staff requests the window specifications be submitted to staff for review and approval prior to the applicant submitting a building permit application.</u> Staff recommends the windows be wood or aluminum clad wood as specified in the <i>Guidelines</i>.</p>

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

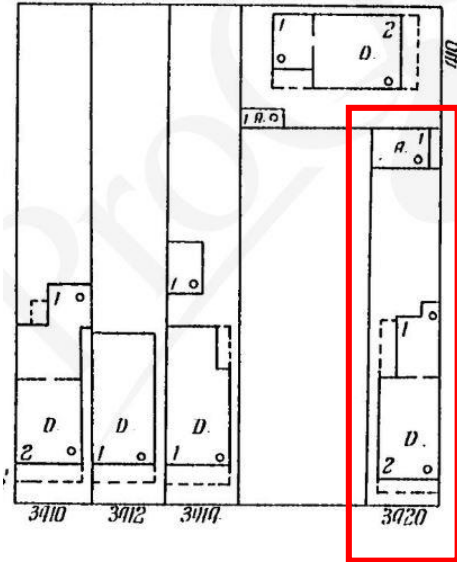


Figure 1. Sanborn Map, 1925.

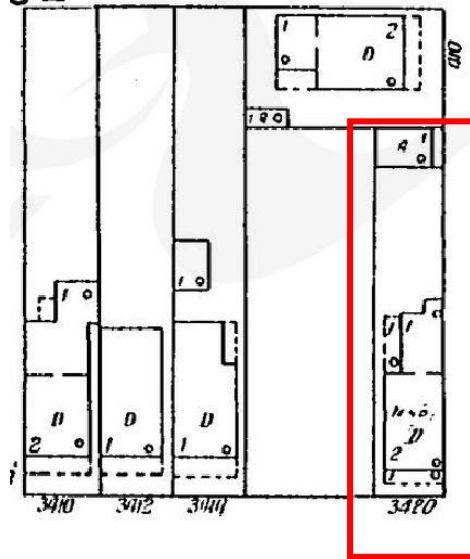


Figure 2. Sanborn Map, 1952.



Figure 3. 3420 East Marshall Street.



Figure 4. 3420 East Marshall Street, side elevation.



Figure 5. 3420 East Marshall Street, side and rear elevations.