

## 9. COA-050750-2019

PUBLIC HEARING DATE

March 26, 2019

PROPERTY ADDRESS

2007 Cedar Street

DISTRICT

Union Hill

# Commission of Architectural Review

STAFF REPORT



APPLICANT

Cheney's Creek, LLC

STAFF CONTACT

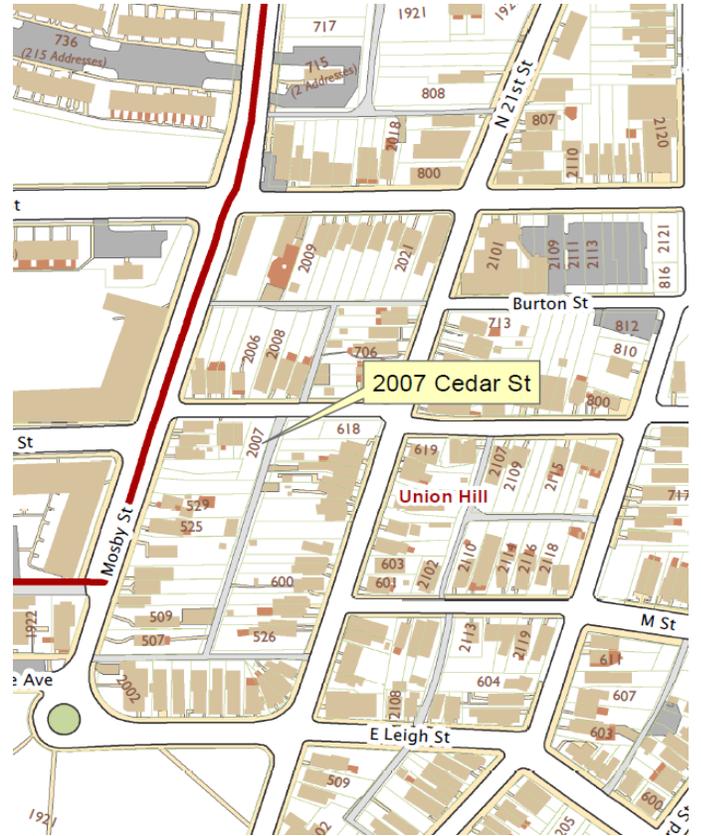
C. Jones

### PROJECT DESCRIPTION

**Construct a new multi-family residence.**

### PROJECT DETAILS

- The applicant proposes to construct a new three-story, multi-unit, residential building on a vacant lot.
- The building will be a modern design with minimal exterior details. The roof will be sloped and covered in TPO, the exterior siding will be gray horizontal boards and the building will sit on a slab foundation.
- The height of the proposed building is just over 33 feet and the width will be 27 feet.
- The main entrance will face onto Cedar Street, the first story units will also have entry doors from the front and rear porch.
- The third story will be a false mansard with four dormer windows.
- A four-foot concrete sidewalk will extend from the front of the building to the alley and the rear of the building where there will be two parking spaces and trash receptacles.
- The front façade and rear elevation will be two bays wide with stacked balconies on the bay closest to the alley and paired casement windows on the other bay.
- The side elevations will have single and paired casement windows.
- Decorative details include a flat, black, metal cornice line; round, black, steel columns supporting the balconies; metal corner boards; black railings with cables; and wall sconces. The third floor will be clad in vertical metal siding. A high parapet wall will screen the rooftop mechanical equipment.



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STAFF RECOMMENDATION

**APPROVE WITH CONDITIONS**

### PREVIOUS REVIEWS

The Commission reviewed this application at the December 18, 2018 meeting. During the meeting, the Commission expressed concern about the main entrance being located on the side alley, the overall lot coverage, and the height and/or mass of the building. The Commission recommended reducing or breaking up the height of the building, reorienting the entrance to face Cedar Street, and reducing the use of HardiPlank for a modern design. The Commission recommended ways to break up the height of the third floor including setbacks and/or a false mansard roof.

The Commission reviewed this application again at the February 26, 2019 meeting. During the meeting the Commission reiterated concerns about the entrance on the side elevation onto the alley and recommended moving it to Cedar Street. The Commission also recommended a sloped or false mansard roof for the third story.

The applicant has responded to Commission feedback and has reconfigured the interior space to allow for the entrance to be on Cedar Street. The applicant has removed the side elevation entrance onto the alley and has incorporated a sloped/false mansard roof on the Cedar Street elevation. The applicant proposes four dormers on the false mansard.

**STAFF RECOMMENDED CONDITIONS**

- A single, shed roof dormer be utilized over the balconies and a single dormer on the outer bay to maintain visual balance. Staff recommends this design change be submitted for staff review and approval.
- Staff recommends the stepped parapet be removed from the right side elevation and the slope of the side wall be increased to meet the false mansard roof.
- The window materials be submitted to staff for review and approval.

**STAFF ANALYSIS**

Height, Width, Proportion, & Massing, pg. 47, #s1-3	<i>1. New residential construction should respect the typical height of surrounding residential buildings.</i>	The proposed building is taller than the surrounding properties. The building will be a total of 33'-3" in height, as compared to the 29'-6" of the neighboring house. The applicant has provided information that the adjacent house is 29'-6" at the highest point from the sidewalk including two feet for the raised foundation. The property at 2007 Cedar will sit on a slab foundation that will help to reduce the height. Staff finds this height to be compatible with the surrounding buildings.
Doors and Windows, pg. 49, #3	<i>3. 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.</i>	The applicant proposes four dormer windows on the Cedar Street mansard roof. Staff finds that the four windows are not aligned with the two-bay composition. <u>Staff recommends a single, shed roof dormer be utilized over the balconies and a single dormer on the outer bay to maintain visual balance. Staff recommends this design change be submitted for staff review and approval.</u>
Form, pg. 46 #1	<i>1. New construction should use a building form compatible with that found elsewhere in the historic district. Building form refers to the specific combination of massing, size, symmetry, proportions, projections and roof shapes that lend identity to a building.</i>	The applicant plans a high parapet roof to screen the rooftop mechanical units. Staff notes that the context images show a stepped roof and wall juncture. <u>Staff recommends this step be removed and the slope of the side wall be increased to meet the mansard roof.</u>
New Construction, Doors and Windows, pg. 56 #4	<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>	Staff has concerns that the proposed hollow, Fibrex windows and doors do not meet the Guidelines which call for wood or aluminum clad wood windows and wood doors. <u>Staff recommends the applicant submit details for a window and door that meet the Commission Guidelines.</u>

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.

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## FIGURES



Figure 1. 1925 Sanborn Map



Figure 2. 2007 Cedar Street, view southwest



Figure 3. 2007 Cedar Street, view south.