

12. COA-063213-2019

PUBLIC HEARING DATE

November 26, 2019

PROPERTY ADDRESS

2009 Cedar Street

DISTRICT

Union Hill

APPLICANT

Eco Marble & Granite Inc.

STAFF CONTACT

C. Jones

Commission of Architectural Review

STAFF REPORT



PROJECT DESCRIPTION

Construct a new single-family residence on a vacant lot.

PROJECT DETAILS

- The applicant proposes to construct a 2-story, rectangular-shaped residence on a vacant parcel.
- The residence will have a side-gable roof, be 3 bays wide with a central entrance, and have a slightly raised foundation.
- Fenestration on the façade includes paired windows on the outer bays and a single central door with a single window above it.
- On the side and rear elevations the fenestration pattern varies and includes single and paired windows of different sizes and types. The left elevation also has a small entrance porch with a single door.
- Proposed materials include an asphalt shingle roof, hardiplank lap siding, PVC cornice details, and a brick veneer foundation.



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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" on pages 44 and 46-56 of the Richmond Old and Historic District Handbook and Design Review Guidelines, utilizing the Guidelines presented below.

PREVIOUS REVIEWS

The Commission has not previously reviewed this application.

SURROUNDING CONTEXT

The project site faces onto Cedar Street and is bounded by an existing unimproved alley to the west and a vacant parcel to the east. The surrounding area is mostly residential in nature. To the west is a historic, semi-attached, 2-1/2 story house. This section of Cedar Street is also developed with a number of 2- and 2-1/2-story residential buildings. The prevailing architectural features of the surrounding buildings are raised foundations, 1-story full-width porches, and roof line details. To the west is a vacant lot for which the Commission has recently

approved new construction of a 3-story multi-family building.

STAFF COMMENTS

Staff recommends the applicant:

- reduce the height of the roof, reconsider the form, and use a low-profile standing seam metal on the visible portions
- reconsider the fenestration pattern on the façade and use single 1/1 windows and remove the shutters
- utilize the architectural language of the surrounding area, such as additional vertical bays of windows and projecting bay windows with roof pediments.
- use a consistent window pattern on the visible side and rear elevations including a single 1/1 window instead of the mix of 6/6, 4/4, and casement windows currently proposed
- relocate the secondary door to the rear to be more in keeping with the patterns found in the district

Staff requests the applicant submit:

- a complete application checklist
- a context site plan
- a context elevation
- a set of fully dimensioned elevations
- the location of the HVAC equipment
- a written description of the proposed project and how it is in keeping with the *Guidelines*,
- a complete description of the materials, including a window and door schedule and materials for the columns and railings
- information about any gutters and downspouts

STAFF ANALYSIS

Siting, pg. 46,
#s2-3

2. New residential infill construction should respect the prevailing front and side yard setback patterns of the surrounding block. The minimum setbacks evident in most districts reinforce the traditional street wall.

The proposed house is set back 2'-5" from the lot line. The applicant did not provide a context site plan. Staff requests the applicant provide a context site plan in a subsequent application.

3. New buildings should face the most prominent street bordering the site.

The proposed building faces Cedar Street, the prominent street bordering the site.

Form, pg. 46
#s1-3

1. New construction should use a building form compatible with that found elsewhere in the historic district.

The applicant proposes a rectangular building with the long sides facing the street and rear. Staff finds that there are a variety of building forms in the surrounding area and that this building is generally in keeping with those found in the surrounding area.

2. New residential construction should maintain the existing human scale of nearby historic residential construction in the district.

The applicant proposes a 2-story building with a large, side-gable roof. Staff finds that there is a variety of building heights in the surrounding area and that the proposed 2-story building is in keeping with those found in the district. Staff further finds that a large, side-gable roof is not a form found in the immediately surrounding area or in the district. Staff recommends that the applicant use a different roof form, such as a shed roof or low-pitched side gable roof, to be more in keeping with the surrounding area.

		<u>Staff requests that applicant submit a context elevation with the next application.</u>
	<i>3. New residential construction and additions should incorporate human-scale elements such as cornices, porches and front steps into their design.</i>	The applicant proposes a 1-story, 1-bay portico on the front and left side elevations. Staff finds that the majority of the properties in the surrounding area with a flat façade utilize a 1-story, full-width porch. Staff also finds that the side entrance is not an element found in the district and recommends that <u>the applicant relocate the secondary door to the rear to be more in keeping with the patterns found in the district.</u>
Height, Width, Proportion, & Massing, pg. 47, #s1-3	<i>1. New residential construction should respect the typical height of surrounding residential buildings.</i>	The applicant has not provided fully dimensioned elevations. Staff notes that the steeply pitched side gable roof appears to be larger than the surrounding properties and recommends <u>the applicant reduce the height of the roof. Staff requests the applicant submit fully dimensioned elevations.</u>
	<i>2. New residential construction should respect the vertical orientation typical of other residential properties in surrounding historic districts.</i>	The applicant proposes vertically and horizontally aligned windows on the façade. Staff finds this is in keeping with patterns found in the surrounding area. However, staff finds the paired windows on the façade are not in keeping with the properties surrounding the project site and recommends <u>the applicant reconsider the fenestration pattern on the façade and use a single 1/1 window.</u> Staff finds that the fenestration patterns on the side and rear elevations are not vertically aligned and recommends <u>the applicant reconsider the fenestration patterns on the side and rear to be more in keeping with those patterns found in the surrounding area.</u> Staff further finds that the proposed design is more horizontal in nature as opposed to the more narrow and vertical character of the surrounding properties. <u>Staff recommends the applicant utilize the architectural language of the surrounding area, such as additional vertical bays of windows and projecting bay windows with roof pediments.</u>
	<i>3. The cornice height should be compatible with that of adjacent historic buildings.</i>	The applicant has not provided information about the height of the proposed cornice in comparison to those found in the surrounding area. <u>Staff requests the applicant submit fully dimensioned elevations and a dimensioned context elevation.</u>
Materials and Colors, pg. 47,	<i>2. Materials used in new residential construction should be visually compatible</i>	The applicant proposes hardiplank siding on the body of the residence, and staff finds that

#s2,4	<p><i>with original materials used throughout the district.</i></p> <p><i>4. Vinyl, asphalt, and aluminum siding are not permitted for use in City Old and Historic Districts. Other synthetic siding materials with a smooth, untextured finish may be allowed in limited cases, but approval by the Commission is always required.</i></p>	<p>this is in keeping with the <i>Guidelines</i> provided the siding is smooth and without a bead. Staff finds the proposed asphalt shingle roof is not in keeping with <i>Guidelines</i> and <u>recommends the applicant use a flat seam metal roof to be more in keeping with the original materials used throughout the district.</u> <u>Staff requests the applicant include a window and door schedule with materials and information about the columns and porch railings in a subsequent application.</u></p>
New Construction, Doors and Windows, pg. 49 #3	<p><i>3. The size, proportion, and spacing patterns of doors and window openings on free standing, new construction should be compatible with patterns established within the district.</i></p>	<p>The applicant proposes paired, 6/6 windows on the façade. Staff recommends that <u>the applicant reconsider the fenestration pattern to use single, 1/1 windows on the façade.</u> Staff also recommends the applicant use <u>a consistent window pattern on the visible side and rear elevations including a single 1/1 window instead of the mix of 6/6, 4/4, and casement windows currently proposed.</u> Staff also recommends <u>the applicant relocate the side entrance to the rear elevation to be more in keeping with patterns found in the district.</u></p>
Mechanical Equipment, pg. 68	<p><i>The visual impact of new mechanical equipment should be minimized to protect the historic character of the district.</i></p>	<p>The applicant has not provided information about the location of the HVAC equipment. Staff requests the applicant provide this information in a subsequent application.</p>
Shutters, pg. 70	<p><i>21. Wood shutters must be functional (mounted on hinges) and not nailed or fixed to the wall surface. Fixed shutters were often used as enclosures on historic porches. New fixed shutters may be used to enclose a portion of a historic or new porch to conceal modern additions.</i></p> <p><i>22. Metal and vinyl shutters are not recommended, particularly for the front façades of buildings.</i></p>	<p>Staff finds the proposed shutters are not a design element found in the surrounding area and are not in keeping with the <i>Guidelines</i>. Staff recommends the applicant remove the shutters from the proposed plans.</p>

FIGURES



Figure 1. 2009 Cedar Street.



Figure 2. 2003-2005 Cedar Street.



Figure 3. 2000-2006 Cedar Street.



Figure 4. 2008-2012 Cedar Street.