

4. COA-088053-2021

PUBLIC HEARING DATE

March 23, 2021

PROPERTY ADDRESS

803 Jessamine Street

DISTRICT

Union Hill

APPLICANT

Center Creek Homes

STAFF CONTACT

C. Jones

Commission of Architectural Review

STAFF REPORT

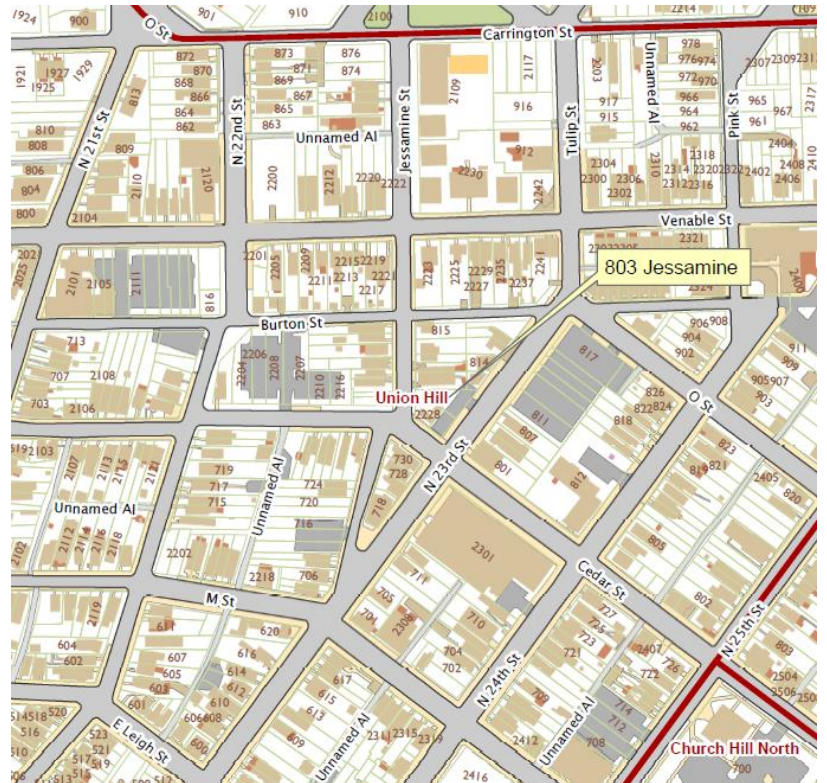


PROJECT DESCRIPTION

Construction of a new single-family, three-story, detached residence.

PROJECT DETAILS

- The applicant proposes to construct a new single-family dwelling on an irregular-shaped vacant lot.
- The proposed dwelling is three stories in height and three bays wide with a partial rooftop terrace and a recessed entry bay.
- The proposed exterior materials include 7" smooth fiber cement siding and smooth fiber cement panels; aluminum one-over-one double hung windows; a built-up cornice line; and a prefinished aluminum canopy and coping.
- The overall design is modern in appearance with minimal exterior details.



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STAFF RECOMMENDATION

APPROVE WITH CONDITIONS

PREVIOUS REVIEWS

The Commission previously reviewed this application at the February 2021 meeting. During the meeting the Commission primarily focused on the overall design, form, and massing, and the material palette. In terms of the design, the Commission commented that the design does not reflect the more horizontally oriented houses in this area, including not having a front porch as found on most of the neighboring houses. In terms of the form and massing, the Commission in general did not have concerns about the overall height, and commented that the form is almost the inverse of an English basement design. A member of the public and a Commissioner suggested lowering the first floor to match that of the neighboring historic house. A Commission member also commented that the third-floor bump-out in the back is highly visible and is not a form that fits well with the neighborhood.

In terms of the material palette, the Commission suggested ways to reduce the busy appearance of the materials, including choices that are less of a contrast between the different material selections.

During the meeting, the applicant also informed the Commission that they would submit an application to the Board of Zoning Appeals for a front yard setback variance.

The applicant has responded to staff and Commission feedback by reconfiguring the front elevation to add another bay and horizontal elements, simplifying the rear elevation, eliminating some of the exterior materials and lightening the proposed color palette, and reducing the height.

STAFF RECOMMENDED CONDITIONS

The applicant submit the following to staff for review and approval:

- the final exterior material and window specifications
- information about the type and location of gutters and downspouts

STAFF ANALYSIS

Siting, pg. 46	<i>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.</i>	Based on the architectural site plan submitted with the application, it appears that the house will be built almost at the front property line. Staff notes that the majority of the houses in the surrounding area have a setback. Staff also notes that the building that was previously located on this lot was built to the front and side lot line. The applicant has indicated that they will apply for a waiver from the Board of Zoning Appeals.
Form, pg. 46 #s1-3	<i>1. New construction should use a building form compatible with that found elsewhere in the historic district.</i>	The applicant has reconfigured the building form and now proposes a three-story, three-bay detached dwelling. In response to Commission and community member feedback, the applicant has removed the second- and third-story rear projecting section and now proposes a form that responds to the irregular-shaped lot.
	<i>2. New residential construction should maintain the existing human scale of nearby historic residential construction in the district.</i>	The applicant has changed the fenestration on the façade to a three-bay pattern with a recessed third story. This is generally in keeping with the residential scale of the district.
	<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 has reconfigured the façade to have a recessed entrance and additional front stairs. The applicant has also added horizontal elements to the design.
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 reduced the height of the parapet from 29'-10" to 27'-2" and the overall height of the third floor from 38" to 35'-4". Based on the context elevation provided by the applicant, this is in keeping with the neighboring property at 807-809 Jessamine Street.
	<i>3. The cornice height should be compatible with that of adjacent historic buildings.</i>	In keeping with the contemporary style of the building, the applicant proposes a minimal cornice line that is generally compatible with the neighboring buildings on Jessamine Street.

Materials and Colors, pg. 47, #s2-4	<p>2. <i>Materials used in new residential construction should be visually compatible with original materials used throughout the district.</i></p> <p>3. <i>Paint colors used should be similar to the historically appropriate colors already found in the district.</i></p> <p>4. <i>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>In response to Commission feedback, the applicant has simplified the material palette. The applicant has removed the “wood tone” projecting section, and proposes all fiber cement on the first two stories. The applicant now proposes fiber cement panels on the partial third story instead of the board and batten. Staff recommends approval with the condition that <u>the final material specifications be submitted to staff for review and approval.</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 provided a site plan indicating that the HVAC unit will be located in the rear yard.</p>
Guidelines for Administrative Approval of Gutter and Downspout Installation	<p><i>New gutters and downspouts should be as unobtrusive as possible and should be painted a color that is compatible with the building, such as the body or trim color.</i></p>	<p>The applicant has not provided information about the proposed gutters and downspouts. Staff requests the applicant <u>submit information about the gutters and downspouts for review and approval.</u></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

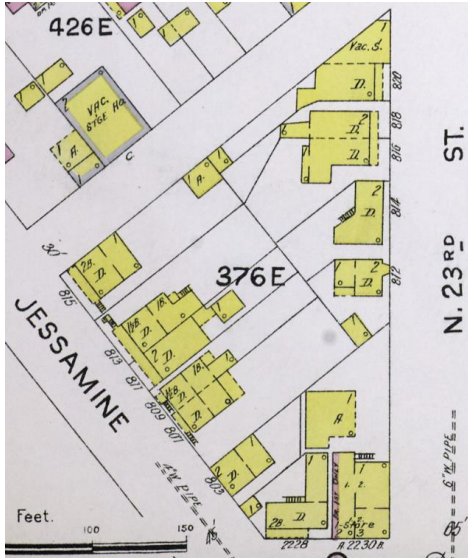


Figure 1. 1925 Sanborn Map.



Figure 2. 803 Jessamine Street.



Figure 3. 803 Jessamine Street, view from across the parking lot at the rear.



Figure 4. 2228 Cedar Street.



Figure 5. 805-807 Jessamine Street.



Figure 6. 800 Block of Jessamine, east side.