

## 2. COA-059046-2019

PUBLIC HEARING DATE

October 22, 2019

PROPERTY ADDRESS

606-608 North 29th Street

DISTRICT

Church Hill North

# Commission of Architectural Review

## STAFF REPORT



APPLICANT

M. Jarreau

STAFF CONTACT

C. Jones

### PROJECT DESCRIPTION

**Construct two new, semi-attached residences.**

### PROJECT DETAILS

- The applicant proposes to construct two new, semi-attached residences. The houses will be two stories tall; rectangular in form; two bays wide; with a full-height English basement and a shed roof. Each residence will have a single front entry porch and vertically and horizontally aligned windows on the front elevation.
- Proposed materials include fiber cement horizontal siding with a 6-inch reveal and parged foundation walls for the body of the house. The front porch will have a TPO roof and vinyl ceiling, 10-inch square columns, and a wood Richmond Rail railing. The rear inset porch will have 6-by-6 PVC-wrapped columns and wood Richmond Rail.



The City of Richmond assumes no liability either for any errors, omissions, or inaccuracies in the information provided regardless of the cause of such or for any decision made, action taken, or action not taken by the user in reliance upon any maps or information provided herein.

STAFF RECOMMENDATION

**APPROVE WITH CONDITIONS**

### PREVIOUS REVIEWS

The Commission reviewed this application at the conceptual level during the June 25th, 2019 meeting. During conceptual review, the Commission was generally in favor of the application. The Commission discussed with the applicant the functionality of the side and front stairs and suggested that the openings be reconfigured to a more traditional design. The Commission also suggested that the side windows be 1/1 and vertically aligned, that the cornice line should be simplified, and the gap between the window heads and the base of the cornice be minimized. The Commission also discussed with the applicant the possibility of a wrap-around porch and suggested that if this design element was included it should not be too ornate. The Commission also requested additional information about the height of the buildings and how they compare to the surrounding buildings on account of the topography of the site, as this was not clear from the submitted plans. The Commission also requested that the final plans include details such as gutters, downspouts, and railings.

The Commission reviewed the application again at the August 27, 2019. During this meeting the Commission

provided additional feedback about the design of the building. The Commission discussed the roof form, the zoning lot line requirements, and the site plan with reference to the location of the HVAC equipment and trash cans.

In order to address some of the stylistic inconsistencies, staff recommended a change in roof form and massing. The Commission also suggested that another option would be to make the design more modern so that it does not read as referring to traditional forms. The Commission also suggested ways to redesign the façade and address the large gap between the cornice line and window headers. The Commission also suggested looking to other historic forms to address the narrowness of the lots. The Commission deferred the application to allow the applicant the opportunity to address the Commission comments.

Since the previous application, the applicant has responded to some of the Commission’s feedback, including removing the side porches and stairs and lowering the overall height of the building.

**STAFF RECOMMENDED CONDITIONS**

- The applicant submit a dimensioned context elevation that includes the height of the proposed and existing buildings and porches for staff review and approval.
- The applicant utilize one body color for a more consistent appearance and the final colors be submitted for staff review and approval.
- The applicant use a taller window on the first story and a slightly shorter window on the second story.
- The applicant provide window specifications that meet the Commission *Guidelines* and update the plans prior to submitting for a building permit.
- The applicant screen the HVAC equipment and trash cans in the side yards with a fence and a gate, and the details of which be submitted for staff review and approval.
- The applicant use a low profile gutter, such as a ½ round, and submit the details to staff for review and approval, and update plans prior to submitting them for a building permit.
- The applicant provide information about any proposed site improvements, including walkways, to staff for review and approval.

**STAFF ANALYSIS**

Form, pg. 46	<i>3. New residential construction and additions should incorporate human-scale elements such as cornices, porches and front steps into their design.</i>	During previous reviews, staff and the Commission noted that the amount of space between the top of the second-story windows and the cornice line appears disproportionate, and recommended the applicant consider ways to reduce this space. Staff finds that the revised design includes reduction in overall height by 2 feet, which has also reduced the space between the window heads and the cornice line by about 2 feet.
Height, Width, Proportion, & Massing, pg. 47	<p><i>1. New residential construction should respect the typical height of surrounding residential buildings</i></p> <p><i>3. The cornice height should be compatible with that of adjacent historic buildings</i></p>	The applicant did not provide a dimensioned context elevation. <u>Staff requests the applicant submit a dimensioned context elevation that includes the height of the proposed and existing buildings and porches for staff review and approval.</u>
Materials and Colors, pg. 47	<i>3. Paint colors for new additions should complement the historically appropriate colors used on the primary structure. Paint colors used should be similar to the historically appropriate colors already found in the district.</i>	The applicant has indicated that the two buildings will be different colors. <u>Staff recommends the applicant utilize one body color for a more consistent appearance and the final colors be submitted for staff review and approval.</u>
New	<i>3. The size, proportion, and spacing</i>	During previous reviews the Commission

Construction, Doors and Windows, pg. 49	<i>patterns of doors and window openings on free standing, new construction should be compatible with patterns established within the district.</i>	recommended the applicant utilize a 1/1 window. Staff finds the applicant has retained the 2/2 window configuration. The applicant proposes 6 foot windows on the first and second stories, though a traditional design would utilize taller windows on the first floor and smaller windows on the second floor. <u>Staff recommends the applicant use a taller window on the first floor story and a slightly shorter window on the second story.</u>
New Construction, Doors and Windows, pg. 56	<i>4. Because the material cannot be manufactured to model effectively the appearance of historic windows, vinyl windows are not appropriate for buildings in historic districts.</i>	The window schedule provided by the applicant indicates the use of vinyl windows. <u>Staff requests the applicant provide window specifications that meet the Commission Guidelines and update the plans prior to submitting for a building permit.</u>
Mechanical Equipment, pg. 68	<p><i>1. New units should be placed in side or rear yards so as to minimize their visual impact. Side yard units should be located as far away from the front of the building as possible.</i></p> <p><i>3. HVAC equipment on the ground should be appropriately screened with fencing or vegetation.</i></p>	The applicant has provided an updated elevation which shows the HVAC equipment in the side yard. <u>Staff recommends the applicant screen the side yards with a fence, and the details of which be submitted for staff review and approval.</u>
Submission Materials Checklist, pg 9	<i>Other Details as required (or requested) to describe the project – e.g. porch column and railing details; cornice, soffit and gutter details; door and window details, etc.</i>	During previous reviews, the Commission requested the applicant provide details of the gutters and downspouts. The applicant has not provided this information. Staff recommends <u>the applicant use a low profile gutter, such as a ½ round, submit the details to staff for review and approval, and update plans prior to submitting them for a building permit.</u>
Standards for Site Improvements, pg. 76	<i>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.</i>	Staff notes that the elevations include concrete steps to the front yard. <u>Staff requests the applicant provide information about any proposed site improvements, including walkways, to staff for review and approval.</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.

FIGURES

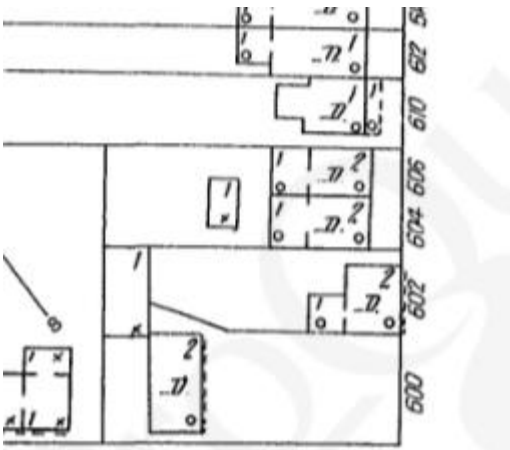


Figure 1. 1905 Sanborn Map

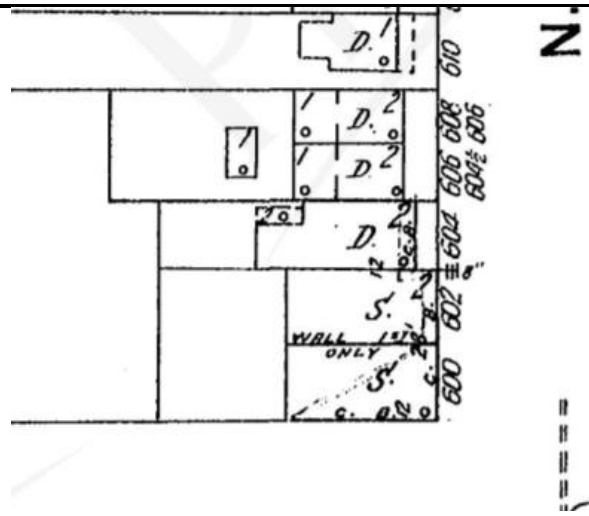


Figure 2. 1924 Sanborn Map



Figure 3. 606-608 North 29th Street.



Figure 4. 610 and 612 North 29th Street.



Figure 5. 616 North 29th Street.



Figure 6. 620-622 North 29th Street.