

6. COA-057295-2019

PUBLIC HEARING DATE

July 23, 2019

PROPERTY ADDRESS

3019-3021 East Marshall Street

DISTRICT

St. John's Church

APPLICANT

Center Creek Homes

STAFF CONTACT

C. Jones

Commission of Architectural Review

STAFF REPORT



PROJECT DESCRIPTION

Construct two new single-family, semi-attached residences on a vacant corner lot.

PROJECT DETAILS

- The proposed residences will be two stories in height, three bays wide, and rectangular in form.
- The residences will face East Marshall Street. The façades will be symmetrical, with a side entrance door and vertically and horizontally aligned windows. A one-story porch will span the width of each façade. The porch will feature a shed roof supported by square posts and a horizontal steel railing.
- The side elevations will mostly be composed of vertically and horizontally aligned windows of various sizes.
- The rear elevation will have a single entry door and paired one-over-one windows. A small deck will lead to the entry door.
- The applicant proposes one-over-one windows on the front, side, and rear elevations and ½-lite paneled doors with a transom.



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The proposed materials and colors are:

Roof: front: 16" wide standing seam in aged bronze; shed roof: white TPO

Siding: Hardieplank lap siding with a 6" reveal, in arctic white; foundation: parged foundation and porch piers, painted dark grey or black

Trim: Hardie composite trim in arctic white

Windows: Plygem 200 series, painted black; doors: half glass, painted sundried tomato red or rainstorm blue

Porch roof 16" wide standing seam in aged bronze with white square posts with a recess/panel and black horizontal steel railing

Rear deck: pressure treated wood in natural

Other details include aluminum gutters and downspouts and black wall mounted lanterns

STAFF RECOMMENDATION

APPROVE WITH CONDITIONS

PREVIOUS REVIEWS

The Commission previously reviewed this application at the June 25, 2019 meeting. During the meeting staff recommended that the applicant reconsider the traditional design elements, including the porch roof and window lite configuration, to be more in keeping with the modern design elements; and that the applicant consider a treatment of the side elevation that references the guidelines for new residential construction on corner

properties. The Commission generally agreed with staff recommendations and suggested modifications to the side elevation to relate to the façade, changes to the window configuration, and a more contemporary roof form. The Commission stated support for the porch railing design. The Commission also suggested a canopy over the back door to add to the modern details and that the gutters should not be K-style gutters. Finally, the Commission asked for clarification on the front porch column details.

The applicant has addressed Commission feedback and now proposes one-over-one windows, a shed roof for the porch, and a small cantilevered canopy clad in aluminum on the rear. In response to public comment the applicant has reduced the amount of fenestration on the right side elevation. The applicant has also revised the left side elevation with additional fenestration and an accent chimney.

STAFF RECOMMENDED CONDITIONS

- The window specifications be submitted to staff for review and approval.
- The fence be painted or stained a neutral color found in the Commission paint palette.
- Roof material specifications be submitted for administrative approval.
- The applicant submit information about the proposed gutters for review and approval and the approved gutters be updated on the plans prior to applying for a building permit.

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>	The applicant has responded to Commission feedback and now proposes a shed roof porch. The column detail provided shows square columns with long panels. Staff recommends approval of the shed roof porch and square, paneled columns.
New Construction, Doors and Windows, pg. 49	<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>	The applicant has revised the window design and now proposes a one-over-one window configuration. Staff finds this is in keeping with the modern design of the new building. <u>Staff recommends approval of the revised windows with the condition that the window specifications be submitted to staff for review and approval.</u>
New Construction, Standards for New Construction: Corner Properties – Residential, pg. 48	<i>5. For residential corner properties, we strongly encourage the use of architectural elements that are typical of residential corner properties in Richmond’s historic districts: porches that turn from primary to secondary elevations, corner towers, projecting bay windows, side entrances (including porticos, and shed roofs, where appropriate), side porches, lighting related to that on the primary elevation, and other similar treatments that treat the secondary corner elevation as an architecturally important elevation.</i>	The applicant has responded to Commission feedback to incorporate additional design elements into the highly visible left elevation and now proposes a projecting chimney that utilizes contrasting modern materials. Staff finds that a projecting chimney is not a common design feature found on corner properties in the surrounding district and that most chimneys in the surrounding district are interior, not exterior, features. <u>Staff recommends the exterior chimney be omitted from the final design and the applicant consider alternate design elements to address the corner property guidelines.</u>
Roofs, pg. 66	<i>5. The historic front and rear porches of many historic Richmond houses – particularly in the Jackson Ward and St. John’s Church Old and Historic Districts – have shallow pitched metal roofs with flat seams (also called flat-lock seams). Flat</i>	The plans indicate that the front porch roof will be standing seam metal. As the Guidelines recommend against standing seam metal on front porch roofs, <u>staff recommends the front porch roof be metal with flat seams or be a dark colored membrane roof which will effectively</u>

seam metal roofs have a more homogenous appearance than the more typical standing seam metal roofs found on steeper slopes of the main roof.

6. Pre-fabricated and pre-finished metal roofs typically have ridge and valley pieces that are installed on top of the seams, creating visible shadow lines not typical of historic buildings. These prefabricated metal roof systems are particularly inappropriate on historic front porches

convey the appearance of a flat seam metal roof. Staff recommends approval of the metal porch roof with the condition that roof material specifications be submitted for administrative approval.

Mechanical Equipment, pg. 68

The visual impact of new mechanical equipment should be minimized to protect the historic character of the district.

The applicant has submitted a site plan that indicates the HVAC equipment will be located in the rear of the property and screened by a tall wood fence.

Fences & Walls, pg. 51

1. Fence, wall, and gate designs should reflect the scale of the historic structures they surround, as well as the character of nearby fences, walls, and gates.
3. Privacy fences along the side and rear of a property should be constructed of wood of an appropriate design. Privacy fences are not appropriate in front of a historic building.

The applicant proposes to install a six-foot-tall wood privacy fence around the side and rear yard of the property. Staff notes the presence of other wood privacy fences in the immediate area. Staff recommends approval of the fence with the condition that it be painted or stained a neutral color found in the Commission paint palette.

Commission of Architectural Review Guidelines for Administrative Approval of Gutter and Downspout Installation

Items that do not meet the Guidelines and will not be approved administratively or by the Commission: The installation of suspended gutters of an inappropriate profile or material. Inappropriate materials include vinyl and synthetic materials. Inappropriate profiles are those that introduce a new, and incompatible element that detracts from the roof and/or cornice line, such as k-style gutters.

During conceptual review the Commission recommended a lower-profile gutter. The applicant has not specified a gutter profile and material, and staff recommends the applicant submit information about the proposed gutters for review and approval, and the approved gutters be updated on the plans prior to applying for a building permit.

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. 3019-3021 East Marshall Street.



Figure 2. 3017 East Marshall Street.



Figure 3. 3013-3015 and 3011 East Marshall Street.



Figure 4. 3007 East Marshall Street.



Figure 5. 3020 East Broad Street, North 31st Street elevation.



Figure 6. 3100 East Broad/3013-303 North 31st Street.