

8. COA-078389-2020

PUBLIC HEARING DATE

September 22, 2020

PROPERTY ADDRESS

620 Chamberlayne Parkway

DISTRICT

Jackson Ward

APPLICANT

1309 Claiborne LLC

STAFF CONTACT

Carey L. Jones

Commission of
Architectural Review

STAFF REPORT

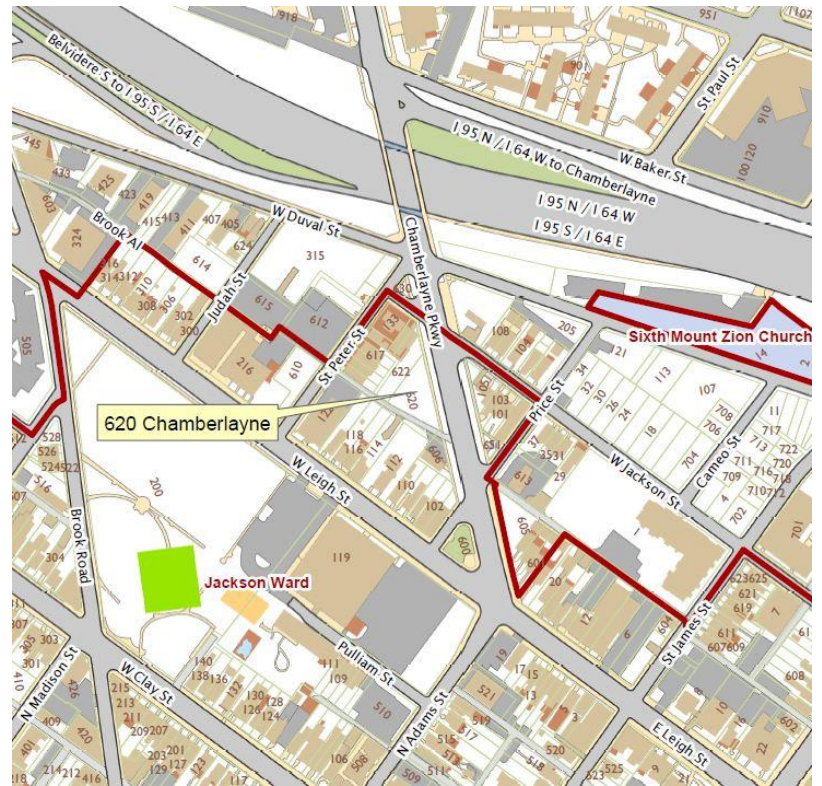


PROJECT DESCRIPTION

Construct four attached single-family residences.

PROJECT DETAILS

- The applicant proposes to construct four single-family residences on a vacant lot on the Jackson Ward City and Old Historic District.
- The four residences will be 25'-8" in height and 18' wide.
- The houses will have sloped roofs, vertically and horizontally aligned fenestration patterns, and a raised/English basement. Windows will be 1/1. The four residences will each have a one-story porch that spans the entire width of the façade and wraps around the side elevations. Each will also have a one-story rear deck.
- Decorative details include cornice brackets and projecting bay windows.
- Materials include: smooth unbeaded fiber cement siding, metal roofs, wood Richmond rail, aluminum clad wood windows, and a brick veneer foundation.
- There are a total of four parking spots proposed for this project. Two will be on the south edge near Chamberlayne Avenue; these will be screened with plantings. Two spaces will be accessed from the alley on the west. These will also be screened with vegetation. The HVAC and trash receptacles will be located in the rear, adjacent to the decks.



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STAFF RECOMMENDATION

APPROVE WITH CONDITIONS

PREVIOUS REVIEWS

The Commission reviewed this application at the conceptual level at the January 28th, 2020 meeting. During the conceptual review the Commission expressed concerns about the proposed three-story height and faux mansard roofs, and window sizes and configuration. The Commission also noted the blank wall spaces and recommended the applicant refer to the guidelines for corner properties. The Commission also made suggestions about the fenestration patterns, including different sized windows on the different floors and a transom above the door to let more light in. The applicant asked for consensus on the height and suggested the possibility of an English style basement. A Commission member noted there are not many English style basements in the district.

STAFF RECOMMENDED CONDITIONS

- the applicant increase the height of the fascia board to match the height of the brackets, or remove the brackets and use a taller piece of trim to reference a cornice line
- the porch roofs be flat-lock metal to be consistent with historic front porch roofs
- all of the railings be wood Richmond rail and painted or stained a neutral color found on the Commission palette
- the applicant simplify the body colors and choose two colors from the palette for wood frame buildings
- the applicant provide additional information about the gutters and downspouts for administrative approval

STAFF ANALYSIS

Siting, pg. 46, #s2-3	<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>	The applicant has responded to Commission feedback regarding the siting of the buildings. The applicant now proposes for the buildings to have a flat façade that faces onto Chamberlayne Avenue. Staff finds that this is in keeping with the siting for the surrounding district. The applicant proposes a five-foot setback for the porches and a 10'-6" setback for the facades. The side yard setbacks will be five feet.
	<i>3. New buildings should face the most prominent street bordering the site.</i>	The proposed townhouses face Chamberlayne Parkway, the primary street bordering the property.
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 responded to staff and Commission feedback and now proposes to build four two-story, semi-attached rowhouses with English basements. The applicant has provided a list of addresses of other English basement-style residences in the district.
	<i>2. New residential construction should maintain the existing human scale of nearby historic residential construction in the district.</i>	The applicant has reduced the height of the buildings, and proposes a one-story porch that connects the four units and wraps around the side elevations. Staff finds that this is in keeping with the scale of the surrounding district.
	<i>3. New residential construction and additions should incorporate human-scale elements such as cornices, porches and front steps into their design.</i>	In addition to the one-story, full-width porches, the applicants propose cornice brackets, front steps, and porch railings. Staff finds the cornice brackets and fascia board are not in keeping with the proportions of these elements found in the district. <u>Staff recommends that the applicant increase the height of the fascia board to match the height of the brackets, or remove the brackets and use a taller piece of trim to reference a cornice line.</u>
Height, Width, Proportion, & Massing, pg. 47, #s1-3	<i>1. New residential construction should respect the typical height of surrounding residential buildings.</i>	As mentioned above, the applicant now proposes two stories and an English basement. The proposed buildings are now approximately 25'-8" in height, in keeping with the surrounding properties.
	<i>2. New residential construction should</i>	The applicant has revised the fenestration

respect the vertical orientation typical of other residential properties in surrounding historic districts.

patterns and now proposes horizontally and vertically aligned 1/1 windows on the front and rear elevations. The applicant has added windows to the south elevation, as suggested by staff and the Commission. The side elevations will have paired 1/1 windows.

3. The cornice height should be compatible with that of adjacent historic buildings.

Based on the information provided by the applicant, it appears the proposed buildings will be compatible with the height of the buildings at 127-129 W. Jackson Street.

Materials and Colors, pg. 47, #s2-4

2. Materials used in new residential construction should be visually compatible with original materials used throughout the district.

The applicant proposes black metal roofs for the porches. Staff recommends the porch roofs be flat-lock metal to be consistent with historic front porch roofs. Staff further recommends all railings be wood Richmond rail and painted or stained a neutral color found on the Commission palette.

3. Paint colors used should be similar to the historically appropriate colors already found in the district.

The applicant proposes the following for the body: Deep Maroon (SW0072), Naval (SW6244), Sheraton Sage (SW0014), and Rookwood Medium Brown (SW 2807). Staff finds that these are all colors found on the palette; however, SW 0072 is for masonry buildings. Staff recommends the applicant simplify the body colors and choose two colors from the palette for wood frame buildings.

New Construction, Doors and Windows, pg. 49 #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.

The applicant has responded to Commission feedback and added projecting bay windows to the side elevations. While this property is not a corner property since there are alleys on either side, the side elevations are highly visible and staff finds the additional bay windows address the Commission feedback.

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 updated the site plan to show the location of the HVAC and trash receptacles as being in the rear, next to the one-story decks.

Admin Approval of Gutters and Downspouts

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 of trim color.

Staff notes that the plans do not include information about gutters and downspouts. Staff recommends the applicant provide additional information about the gutters and downspouts for administrative approval.

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

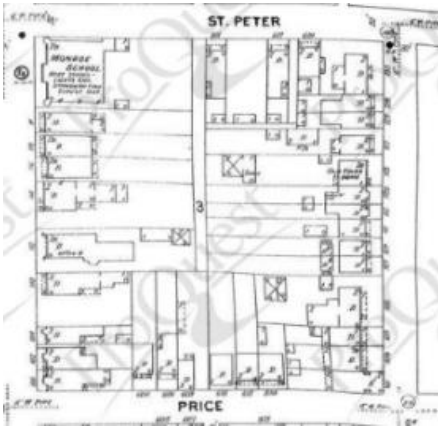


Figure 1. 1905 Sanborn Map.



Figure 2. 1925-1952 Sanborn Map.



Figure 3. 620 Chamberlayne Parkway



Figure 4. 620 Chamberlayne Avenue.



Figure 5. 606 Chamberlayne Parkway



Figure 6. 137-133 West Jackson Street.



Figure 7. 101-105 West Jackson Street.



Figure 8. Rear of buildings at 101-105 West Jackson Street, view across Chamberlayne Parkway.