

7. COA-059046-2019

PUBLIC HEARING DATE

August 27, 2019

PROPERTY ADDRESS

606-608 North 29th Street

DISTRICT

Church Hill North

APPLICANT

M. Jarreau

STAFF CONTACT

C. Jones

Commission of Architectural Review

STAFF REPORT



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 horizontally aligned windows on the front elevation. The houses will also have a side entry porch.
- Materials include: Fiber cement horizontal siding with a six-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 six-by-six PVC-wrapped columns.



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STAFF RECOMMENDATION

DEFER

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 applicant has responded to some of the Commission's suggestions by removing the decorative details of the cornice line and has provided updated elevations with the proposed side porch stair configuration.

STAFF SUGGESTIONS: Staff recommends deferring the application to allow the applicant the opportunity to make design changes as requested by the Commission during conceptual review and to provide additional information as required. Staff recommends the applicant consider a side gable roof and larger windows on the first story to be more in keeping with the traditional Greek Revival designs found in the surrounding district. Staff also recommends the applicant utilize a 1/1 window configuration.

Staff requests the following information be submitted in a revised application:

- A fully dimensioned context elevation that shows the height of the proposed building, including the stairs, and the height of the existing neighboring buildings
- A site plan showing the placement of any HVAC units and garbage cans
- Updated window schedule and specifications
- Exterior colors
- Information about the location, design, and materials of the gutters and downspouts
- Information about how the grade of the site will be addressed

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 conceptual review staff and the Commission noted that the amount of space between the top of the third-story windows and the cornice appears disproportionate, and recommended the applicant consider ways to reduce this space. Staff finds that the revised design includes almost four feet of siding from the top of the third story windows to the bottom of the cornice line, the largest vertical gap between openings on the façade and that this is not in keeping with the other Greek Revival-inspired designs in the area. Staff further finds that the majority of Greek Revival designed buildings utilize a side-gable roof. <u>Staff recommends that applicant utilize a side gable roof to be more in keeping with the historic Greek Revival houses in the district and the new construction which uses this architectural vocabulary, and to reduce the amount of space between the cornice trim and the window heads.</u>
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.</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 submit exterior colors.</u>
New Construction,	<i>3. The size, proportion, and spacing patterns of doors and window openings on</i>	During conceptual review the Commission recommended the applicant utilize a 1/1

Doors and Windows, pg. 49	<i>free standing, new construction should be compatible with patterns established within the district.</i>	window. Staff finds the applicant has retained the 2/2 window configuration. As 2/2 windows are not typical of the Greek Revival style, <u>staff recommends the windows be 1/1, as suggested during conceptual review.</u> The applicant proposes 6 foot windows on the second and third stories, though a traditional Greek Revival design would utilize taller windows on the first story. <u>Staff recommends the applicant use a taller window on the second story and a slightly shorter window on the third 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.</u>
Mechanical Equipment, pg. 68	<i>The visual impact of new mechanical equipment should be minimized to protect the historic character of the district.</i>	The applicant has not provided information about the location of the HVAC equipment. <u>Staff requests the location of the HVAC equipment and information about any screening be submitted for 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 conceptual review the Commission requested the applicant provide details of the gutters and downspouts. The applicant has not provided this information. <u>Staff requests the applicant submit information about the location, design, and materials of the gutters and downspouts for Commission review.</u> Staff requests that the applicant submit information about the location and screening of trash and recycling receptacles because the property does not have alley access and the proposed side porches block access between the front and rear yards.

FIGURES

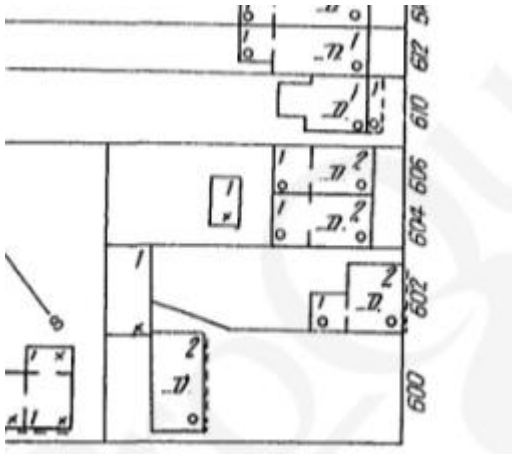


Figure 1. 1905 Sanborn Map

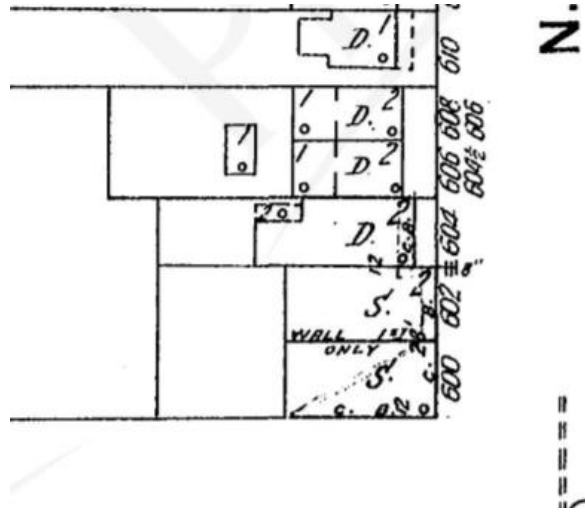


Figure 2. 1924 Sanborn Map



Figure 3. 606-608 North 29th Street.

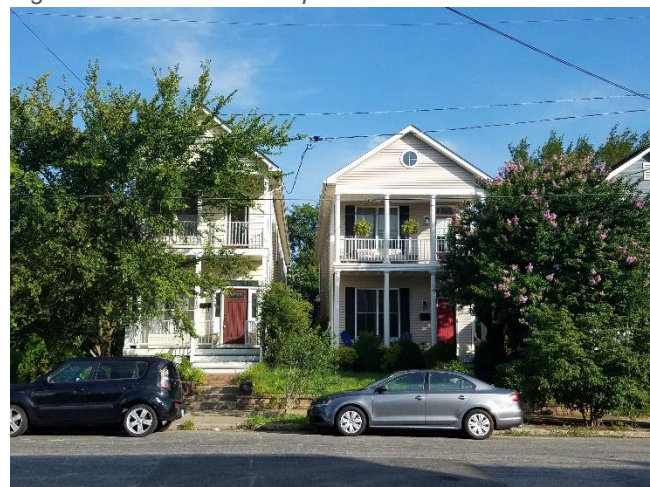


Figure 4. 610 and 612 North 29th Street.



Figure 5. 616 North 29th Street.



Figure 6. 620-622 North 29th Street.



Figure 7. 634-638 North 29th Street.



Figure 8. 500 block of North 29th Street.



Figure 9. 510 North 29th Street.



Figure 10. 625 N. 27th Street.