

5. COA-052322-2019

Commission of Architectural Review



STAFF REPORT

PUBLIC HEARING DATE

May 28, 2019

PROPERTY ADDRESS

411 North 22nd Street

DISTRICT

Church Hill North

APPLICANT

R. & M. Ferguson

STAFF CONTACT

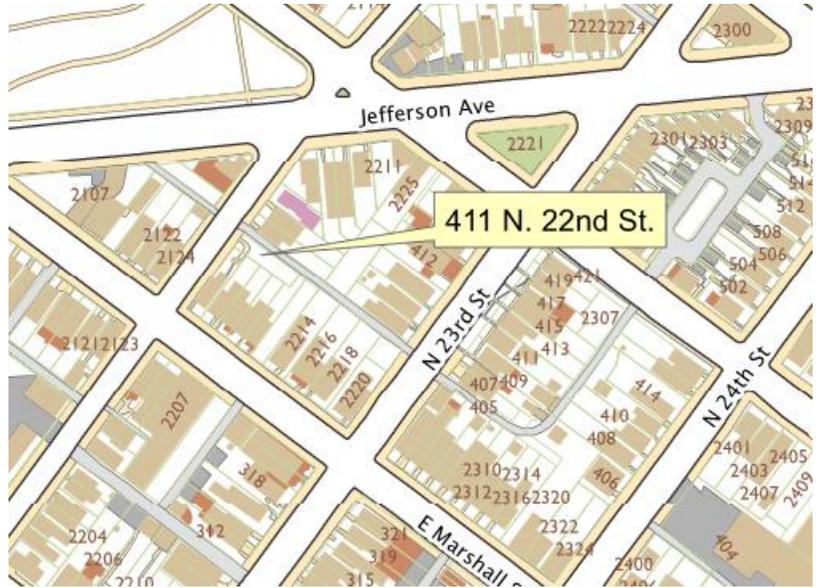
C. Jones

PROJECT DESCRIPTION

Construct a new single-family residence on a vacant lot.

PROJECT DETAILS

- The applicant requests permission to construct a single-family house on a narrow, vacant lot. The proposed building is two stories in height, three bays wide and has a shed roof and a two-story, full-width porch on the façade.
- Exterior materials include smooth hardiplank in Evening Blue and hardiplank trim in Arctic White; wood aluminum-clad windows, wood four-panel doors with transoms, and a six-panel metal garage door in the alley-facing elevation. Richmond rail, roof-mounted HVAC units, and half-circle gutters are also proposed.
- Decorative details includes a cornice line with corbels and panels, and decorative lintels on the façade. The applicant proposes to use Fypon for the decorative details.
- In order to address the sloping topography of the site, the applicant proposes to construct a retaining wall and fence. The retaining wall will be constructed of 6x6 wood timbers and will be five feet at its highest point.



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STAFF RECOMMENDATION

APPROVE WITH CONDITIONS

STAFF COMMENTS

The applicant has applied to the Board of Zoning Appeals to waive the three-foot setback requirement for both side yards and for a waiver for the parking requirement.

PREVIOUS REVIEWS

The Commission conceptually reviewed this application at the March 26, 2019 meeting. The Commission primarily focused on the decorative details, interior garage, and grading issues present at the site. The primary focus of the conceptual review was the proposed internal garage. The Commission members commented on the design of the internal garage and suggested reconfiguring the internal space and setting the garage in to create physical separation between the main portion of the house and the garage. In terms of the decorative details, the Commission members generally recommended simplifying some of the exterior detailing including the keystones and adding a column to the front porch to create visual balance. The Commissioners also commented on the fenestration patterns and suggested greater consistency in window size and alignment. The Commission members also expressed concern about the site grading and requested that the applicant provide a topographic

survey and update the application to show a clear articulation of the grade and how the applicant will address the topography.

The applicant submitted a response to the Commission's suggestions for the April 23, 2019 meeting. The applicant simplified the exterior details and adjusted the fenestration patterns. However, the April application did not respond to the Commission's request to physically differentiate the garage from the main house.

At the April 23, 2019 meeting the Commission voted to defer the application to allow the applicant the opportunity to provide additional information regarding how the applicant will address the slope of the property and concerns about the power line easement, to reconsider the location of the HVAC equipment, to provide a survey that indicates the guy wire location and slope of the property, to submit additional design details about the retaining wall, including height, materials, and length, and to redesign the garage to be physically set back from the alley elevation. The applicant met with staff on after the meeting and reviewed the Commission feedback and requirements. Staff and the applicant discussed some of the design suggestions made during the meeting. Staff also provided the applicant with samples of previously approved screening materials for the HVAC equipment. The applicant has responded to Commission feedback and no longer proposes a side-entry garage or board-and-batten on the alley side elevation. The applicant also proposes to construct a retaining wall along the western and southern property lines. The wall will be five feet at its highest point and constructed of 6x6 landscape timbers and metal I-beams.

STAFF RECOMMENDED CONDITIONS

- The HVAC equipment be located in the rear or side yard in keeping with the *Guidelines*.
- Staff recommends that the brick foundation and exterior siding be utilized in a manner that the foundation appears to be level.
- Staff requests the applicant provide information about the how the grade will be addressed from the area indicated from the steps to the rear of the property for staff review and approval.

STAFF ANALYSIS

New Construction, Doors and Windows, pg. 49 #3	<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 removed the proposed side entry garage on the alley side elevation. The applicant now proposes to include two vertically and horizontally aligned windows. <u>Staff recommends approval of this change in openings.</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>	<u>Staff requests the applicant submit window specifications for a window that meets the Guidelines for staff review and approval.</u>
Standards for Construction, Corner Properties - Residential, pg. 48	<i>3. Particular attention should be paid to the height of foundations to create an appropriately scaled appearance that relates to neighboring structures and is consistent with neighboring properties.</i>	<u>Staff notes that applicant proposes a stepped foundation on the side elevations. Staff recommends that the brick foundation and exterior siding be designed in order to create a consistent foundation line.</u>
Mechanical Equipment, pg. 68, #1	<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>	Staff appreciates the line of sight drawings submitted by the applicant. <u>However, staff recommends that the HVAC equipment be located in the rear or side yard in keeping with the Guidelines.</u>
Building and	<i>Regrading is any adjustment made to the</i>	The applicant has provided a topographic

Site
Accessibility,
pg. 79

*slope or land leading up to any exterior
entrance to a property.*

survey as requested which indicates the topographic lines and the existing walls on the site. The applicant has also provided plans for the retaining wall. Staff requests the applicant provide information about the how the grade will be addressed from the area indicated from the steps to the rear of the property, for staff review and 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

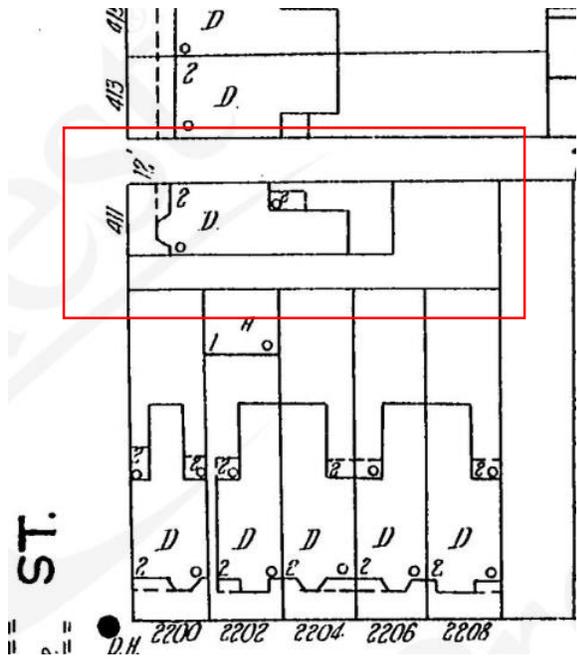
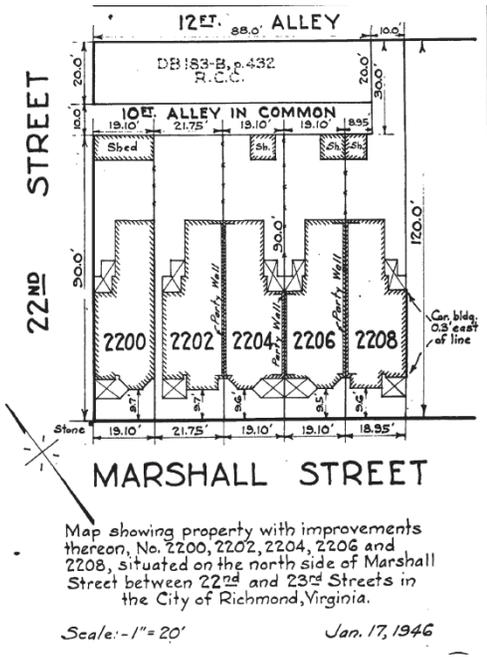


Figure 1. 1946 Survey indicating common alley at the rear of East Marshall Street properties.

Figure 2. 1925 Sanborn Map.



Figure 5. 411 North 22nd Street.



Figure 6. 411 North 22nd Street, view of rear of property from alley.