

7. COA-048385-2019

PUBLIC HEARING DATE

February 26, 2019

PROPERTY ADDRESS

2007 Cedar Street

DISTRICT

Union Hill

APPLICANT

Cheney's Creek, LLC

STAFF CONTACT

C. Jones

Commission of Architectural Review

STAFF REPORT

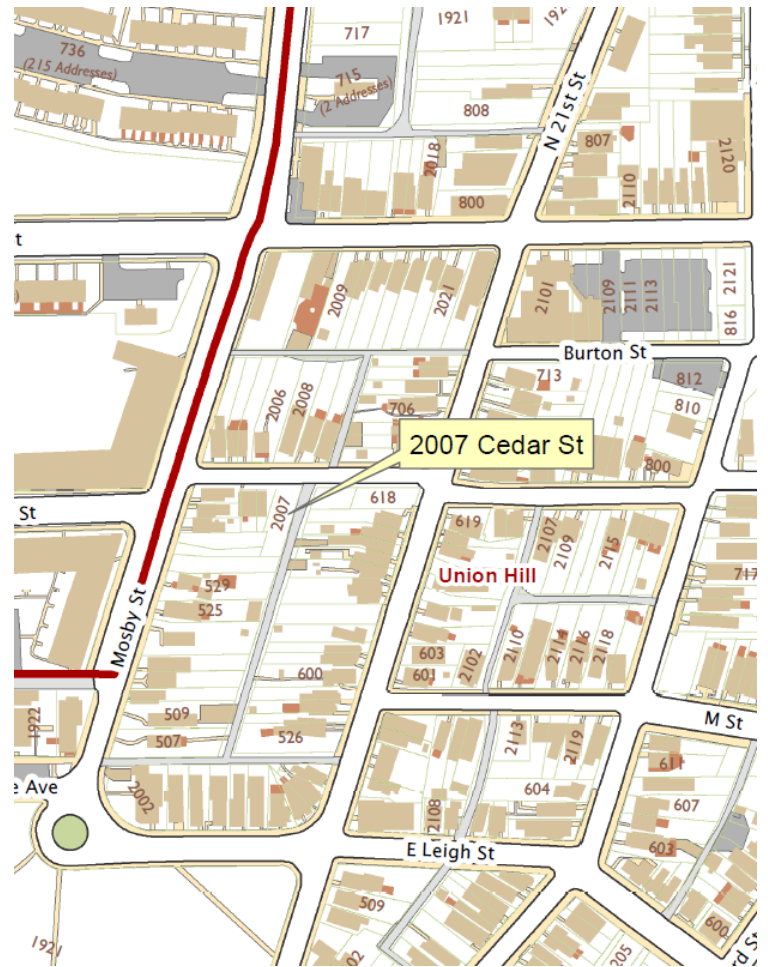


PROJECT DESCRIPTION

Construction of a new multi-family residence on an irregular-shaped, vacant lot.

PROJECT DETAILS

- The applicant proposes to construct a new three-story, multi-unit, residential building on a vacant lot.
- The building will be a modern design with minimal exterior details. The roof will be sloped and covered in TPO, the exterior siding will be gray horizontal boards on the first and second stories and vertical white panels on the third story; and the building will sit on a slab foundation.
- The height of the proposed building is just over 33 feet and the width will be 27 feet.
- The main entrance will be located on the alley side elevation. It will be recessed with a simple entrance canopy.
- A four foot, concrete sidewalk will extend from the front of the building to the rear along the alley connecting the main entrance to Cedar Street, rear parking, bike racks, trash receptacles and patio/porches.
- The front façade will be two bays wide with stacked balconies on the bay closest to the alley and paired casement windows on the other bay.
- The rear elevation will be two bays wide with paired casement windows on the bay closest to the alley, and the other bay will have stacked balconies.
- A high parapet wall will screen the rooftop mechanical equipment.
- Windows will be paired on the elevations.
- Decorative details include a flat, black, metal cornice line; gray HardiPlank below the paired windows; round, black, steel columns supporting the balconies; metal corner boards; black railings with cables; and wall sconces. The third floor will be clad in vertical metal siding.
- At the rear of the property there will be a storage area for trash cans and two dedicated parking spaces.



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APPROVE WITH CONDITIONS

PREVIOUS REVIEWS

The Commission reviewed this application at the December 18, 2018 meeting. During the meeting, the Commission expressed concern about the main entrance being located on the side alley, the overall lot coverage, and the height and/or mass of the building. The Commission recommended reducing or breaking up the height of the building, reorienting the entrance to face Cedar Street, and reducing the use of HardiPlank for a modern design. The Commission recommended ways to break up the height of the third floor. including setbacks and/or a mansard.

STAFF RECOMMENDED CONDITIONS

- The applicant consider breaking up the massing of the third story Cedar Street elevation. Staff suggests the applicant consider a false mansard roof on the third floor, while maintaining the balcony, and consider converting the paired window into an articulated dormer window.
- The applicant consider ways to further emphasize the front entrance.
- The side elevation awnings be inset between the two building masses to deemphasize this entrance.
- Final window specifications be submitted for staff review and approval.

STAFF ANALYSIS

Siting, pg. 46,
#s2-3

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.

The Cedar Street elevation will not align with the adjacent building at 2003-2005 Cedar Street. Staff notes there is not a consistent setback pattern for Cedar Street and this building is placed in a similar manner to the properties across Cedar Street at 2008-2012.

3. New buildings should face the most prominent street bordering the site.

There is a first floor opening within the balcony; however, it is not distinguished from the other balcony openings and does not strongly read as an entrance. The primary entrance is on the side of the building and faces the unimproved alley. In response to Commission feedback the applicant has removed the railing on the Cedar Street first floor entrance to greater emphasize the entrance door. However, staff finds that building still reads as having a primary side entrance. Staff recommends the applicant consider ways to further emphasize the front entrance. Staff also recommends the side elevation awnings be inset between the two building masses to deemphasize this entrance.

Form, pg. 46
#s1-3

1. New construction should use a building form compatible with that found elsewhere in the historic district.

The surrounding area is primarily single-family, detached or semi-attached buildings. The form of the building is primarily rectangular in shape, in keeping with the more modern design, while most of the surrounding buildings are irregular shaped with bay windows and porches.

2. New residential construction should maintain the existing human scale of nearby historic residential construction in the district.

3. New residential construction and additions should incorporate human-scale

The majority of the buildings in the surrounding area are two- or two-and-one-half stories in height. Some of the larger buildings have a half-story that is articulated with architectural details such as a mansard roof or pediments above a projecting bay. While staff appreciates

elements such as cornices, porches and front steps into their design.

the clean lines of the modern design, staff is concerned that the building does not reference the historic context of the surrounding buildings. The applicant has revised the third story material and now proposes to use vertical white metal panels in order to differentiate the third floor and reduce its visual appearance.

Height, Width, Proportion, & Massing, pg. 47, #s1-3

1. New residential construction should respect the typical height of surrounding residential buildings.

The proposed building is taller than the surrounding properties. The building will be a total of 33'-3" in height, as compared to the 29'-6" of the neighboring house. During Conceptual Review, the Commission in general expressed concern about the overall massing and height of the building. The applicant has kept the Cedar Street facing elevation height and staff finds that this does not adequately reflect the *Guidelines* and Commission feedback. Staff recommends the applicant consider breaking up the massing of the third story Cedar Street elevation. Staff suggests the applicant consider a false mansard roof on the third floor, while maintaining the balcony, and consider converting the paired window into an articulated dormer window.

2. New residential construction should respect the vertical orientation typical of other residential properties in surrounding historic districts. New designs that call for wide massing should look to the project's local district for precedent.

Staff has concerns about the overall massing of the proposed building. However, the applicant has reduced the width and the length of the building, allowing more front yard area, parking in the rear, and improved site access.

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

The cornice height is taller than the adjacent historic building. The proposed building is 33'-3" while the adjacent building is 26'-6" to 30' in height.

Standards for New Construction: Corner Properties – Residential, pg. 48

*1. Secondary elevations of corner properties should reference massing similar to other corner locations in the historic district.
2. The material used in the primary elevation should be continued along the second, corner elevation.
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.
4. Windows and doors on the secondary, corner elevation should be organized following the principals of the primary elevation: windows should be proportioned appropriately, aligned vertically, and arranged as though designing a primary*

While this is not a corner property, staff believes the side elevation will be highly visible due to the alley and vacant lots. Staff notes that the design elements from the front elevation are carried across the side, alley-facing, elevation.

Staff notes the at-grade foundation is not consistent with the larger historic houses in the area, though staff also recognizes that this helps to reduce the height of the building.

elevation.

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.

Materials and Colors, pg. 47, #2

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

The applicant has submitted proposed materials and colors. Staff finds the proposed horizontal boards to be consistent with materials found in the district, while the use of metal for architectural details is appropriate for a modern building. Staff further finds the muted palette is consistent with the historic district and the modern design of the building.

Doors and Windows, pg. 49, #3

3. The size, proportion, and spacing patterns of door and window openings on free standing new construction should be compatible with patterns established within the district.

Staff finds the proposed windows are not aligned with those on neighboring properties.

The applicant proposes to use casement style windows and patio doors. Staff finds a modern style window to be in keeping with the modern design of the building. Staff has concerns about the window materials and requests the applicant submit additional information for administrative review and approval.

Porches and Porch Details, pg. 49 #3

3. New porch railing designs, compatible with the overall design of the building, will also be considered.

Staff finds the modern design of the porch railing is compatible with the overall design of the building.

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. 1925 Sanborn Map



Figure 2. 2007 Cedar Street, date unknown



Figure 3. 2007 Cedar Street, looking southwest



Figure 4. South side of 2000 block Cedar Street, looking southwest



Figure 5. North side of 2000 block Cedar Street, looking northwest



Figure 6. New construction, 2008 Cedar Street



Figure 7. North side of 2000 block Cedar Street, looking north



Figure 8. South side of 2000 block Cedar Street, looking east