

## 7. COA-081769-2020

PUBLIC HEARING DATE

November 24, 2020

PROPERTY ADDRESS

2202 Jefferson Avenue

DISTRICT

Union Hill

APPLICANT

Alamo BBQ

STAFF CONTACT

Carey Jones

# Commission of Architectural Review

## STAFF REPORT



### PROJECT DESCRIPTION

**Construct an outdoor dining area and small rear addition.**

### PROJECT DETAILS

- The applicant proposes to construct a small addition for an accessible bathroom onto the rear elevation of an existing ca. 1950 Mediterranean Revival style former gas station located on a roughly triangle-shaped property.
- The applicant also proposes to install a new awning on the front façade over an existing window opening.
- In the front of the lot, the applicant proposes to remove an existing tent and replace it with an outdoor dining area.
- The dining area will include a canopy, bar-type seating around three edges of the lot, a large chimney, and hardscaping.



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## CONCEPTUAL REVIEW

The applicant is seeking **Conceptual Review** for this project. Conceptual review is covered under Sec. 30-930.6(d) of the City Code: The commission shall review and discuss the proposal with the applicant and make any necessary recommendations. Such Conceptual Review shall be advisory only. Commission staff reviewed the project through the lens of the “Standards for New Construction” on pages 44, and 46-56; and “Site Improvements” on pages 51 and 76-78 of the Richmond Old and Historic District Handbook and Design Review Guidelines utilizing the Guidelines presented below.

### PREVIOUS REVIEWS

The Commission has not previously reviewed this application.

### SURROUNDING CONTEXT

The area surrounding the project location is primarily residential in character. The surrounding residential buildings on Jefferson Avenue are primarily frame construction, two stories in height with projecting bays and one-bay porches. Across Jefferson are one-story commercial buildings. Across North 22<sup>nd</sup> Street are additional two-story frame residential buildings, with decorative cornice lines and one-story full-width porches. Due to the irregular street grid there is also a triangular lot formed by the intersection of Jefferson Avenue, East Clay Street, and North 23<sup>rd</sup> Street. It is currently covered in grass and surrounded by a fence. Other open spaces in the area include Jefferson Park, a 6.75 acre park with open green spaces, play equipment, and walking paths.

**STAFF COMMENTS**

Staff recommends:

- The applicant consider a masonry treatment that is complimentary to, but does not copy, the original exterior stucco for the rear addition
- The applicant provide additional information about the dimensions and materials of the awning for final review and additional information about the improved order window, including any changes to the design
- The applicant reduce the length of the seating areas and the height of the planting areas and consider a visually unobtrusive material for the wall
- The applicant reconsider the height of the proposed fireplace element and consider relocating it from the primarily street to the side street to maintain open views of the façade

**STAFF ANALYSIS**

Standards for New Construction, Siting, pg. 46	<i>1. Additions should be subordinate in size to their main buildings and as inconspicuous as possible. Locating additions at the rear or on the least visible side of a building is preferred.</i>	The applicant proposes to locate the new accessible bathroom on the rear one-story mass. Staff finds that this mass is a later addition to the building and that this is an appropriate location for an addition.
Standards for New Construction, Height, Width, Proportion, and Massing, pg. 47	<i>1. New residential construction should respect the typical height of surrounding residential buildings.</i>	The applicant did not provide dimensions for the proposed addition; however, staff notes that it appears to be the same height as the existing rear section.
Standards for New Construction, Materials and Colors, pg. 47	<i>1. Additions should not obscure or destroy original architectural elements. 2. Materials used in new residential construction should be visually compatible with original materials used throughout the district.</i>	As previously noted, the rear mass is a later addition and staff finds that the addition will not destroy any original architectural elements.  The applicant has not provided information about the proposed exterior materials. Staff recommends the <u>applicant consider a masonry treatment that is complimentary to, but does not copy, the original exterior stucco.</u>
Building Elements, Awnings, pg. 72	<i>1. Awnings should be placed carefully so that building elements or existing materials are not damaged or obscured. 2. The size and placement of awnings should not interfere with existing signs, distinctive architectural features of the building or with street trees or other elements along the street. 4. The use of metal, plastic or overly ornate fabric awnings should be avoided. 5. Awning mounting hardware should be installed directly into mortar joints to avoid damage to historic masonry.</i>	The applicant proposes an improved order window and new awning on the façade. Based on historic photographs, staff believes there was formerly an awning in this location. Staff finds this is an appropriate location for an awning and requests the applicant <u>provide additional information about the dimensions and materials for final review. Staff also requests additional information about the improved order window, including any changes to the design.</u>  As the exterior of the building is stucco, staff requests information about the proposed mounting hardware to avoid damage to the historic stucco.
Outbuildings pg. 51, #1-3	<i>Outbuildings should be compatible with the design of the primary building on the site. Newly constructed outbuildings should respect the siting, massing, roof profiles,</i>	The <i>Guidelines</i> offer little guidance about auxiliary structures such as canopies. The <i>Guidelines</i> note that outbuildings should be compatible with the design of the major

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*materials and colors of existing outbuildings in the neighborhood.*  
*New outbuildings should be smaller than the main residence and be located to the rear and/or side of the property.*

buildings on the site and respect the materials and colors of the main structure. The canopy proposed by the applicant will have a low pitched roof and open walls to maintain views to the historic building.

While the *Guidelines* suggest that outbuildings and auxiliary structures be located to the rear, staff notes that the proposed location is farthest away from the residential buildings and maintains the commercial use of this corner property.

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Fences and Walls, pg. 78, #s3, 6

*3. If not original to a site, new street-front fences, walls, and gates should be compatible with the historic structure in design, materials, and location, and should be based on physical or documentary evidence from the site. In instances where physical or documentary evidence does not exist, the proposed fence, wall, or gate should be compatible in design, materials, and location, and should look to precedent on the block face or the block face opposite, or within the district, but not outside the district. By following this guidance, in some circumstances, permission for new fences, walls, or gates may be granted.*  
*6. A new fence or wall should be constructed using materials and designs appropriate to the District. Height restrictions are governed by the Zoning Ordinance.*

The applicant proposes a new wall and planting areas along Jefferson and North 22<sup>nd</sup> Street to serve as an outdoor seating area. Staff has concerns about the construction of a solid wall along the majority of the site, as this could change the relationship of the site and the existing building, and this is not a common site improvement found in the surrounding area.

Staff recommends the applicant reduce the length of the seating areas and the height of the planting areas. Staff also recommends the applicant consider a visually unobtrusive material for the wall.

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Standards for Site Improvements, pg. 76

*Streetscape elements are the most public aspects of any historic district, and as such they belong to the community as a whole. Therefore, it is particularly important that these elements support and reinforce, rather than detract from, the overall historic character of the district. In general, the more public the site feature, and the more closely located to the front of the site, the more strongly compatible historic design will be encouraged.*

The *Guidelines* do not specifically address structures like the proposed outdoor fireplace. Staff finds that it is located to be aligned with the tower of the historic building. However, staff is concerned with what appears to be a large streetscape element placed in such a prominent location. Staff recommends the applicant reconsider the height of the proposed fireplace element and consider relocating it from the primary street to the side street to maintain open views of the façade. Staff also notes the roof of the historic building is taller on the North 22<sup>nd</sup> Street elevation, and a taller element might be more appropriate here.



FIGURES

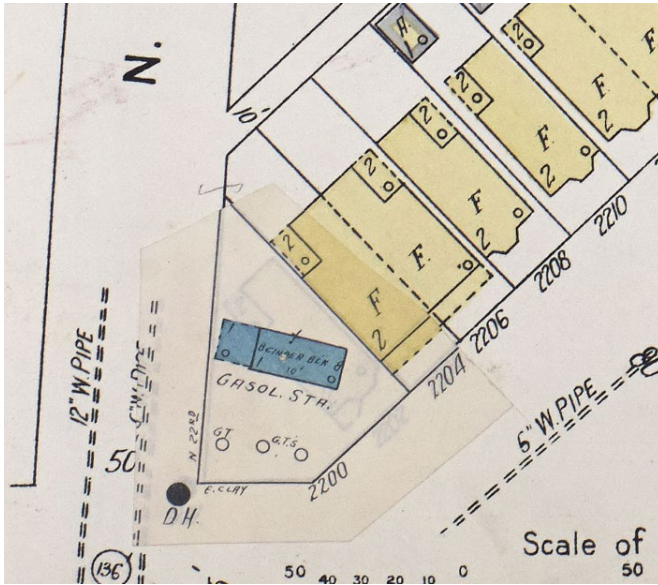


Figure 1. 1952 Sanborn Map.



Figure 2. Assessor's card, ca. 1957-1977.

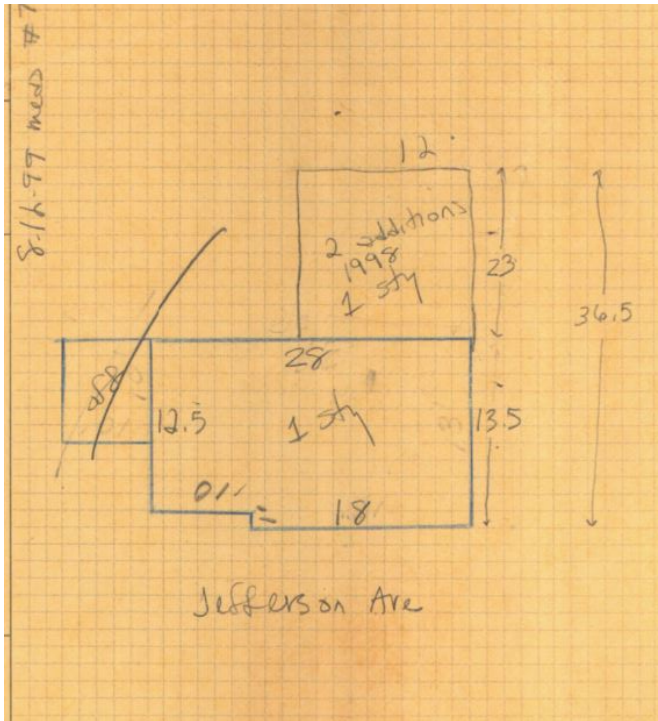


Figure 3. Sketch, assessor's card, ca. 1957-1977.



Figure 4. 2202 Jefferson Avenue.





Figure 5. 2202 Jefferson Avenue.



Figure 6. 2202 Jefferson, North 22<sup>nd</sup> Street side.



Figure 7. 2208-2212 Jefferson Avenue.



Figure 8. 2100 block of Jefferson Avenue.



Figure 9. 2200 block (odd) of Jefferson Avenue.



Figure 10. Commercial buildings on 2200 block (odd) of Jefferson Avenue.