

11. COA-045478-2018

PUBLIC HEARING DATE

December 18, 2018

PROPERTY ADDRESS

2007 Cedar Street

DISTRICT

Union Hill

APPLICANT

Cheneys Creek, LLC

STAFF CONTACT

Carey L. Jones

Commission of Architectural Review

STAFF REPORT

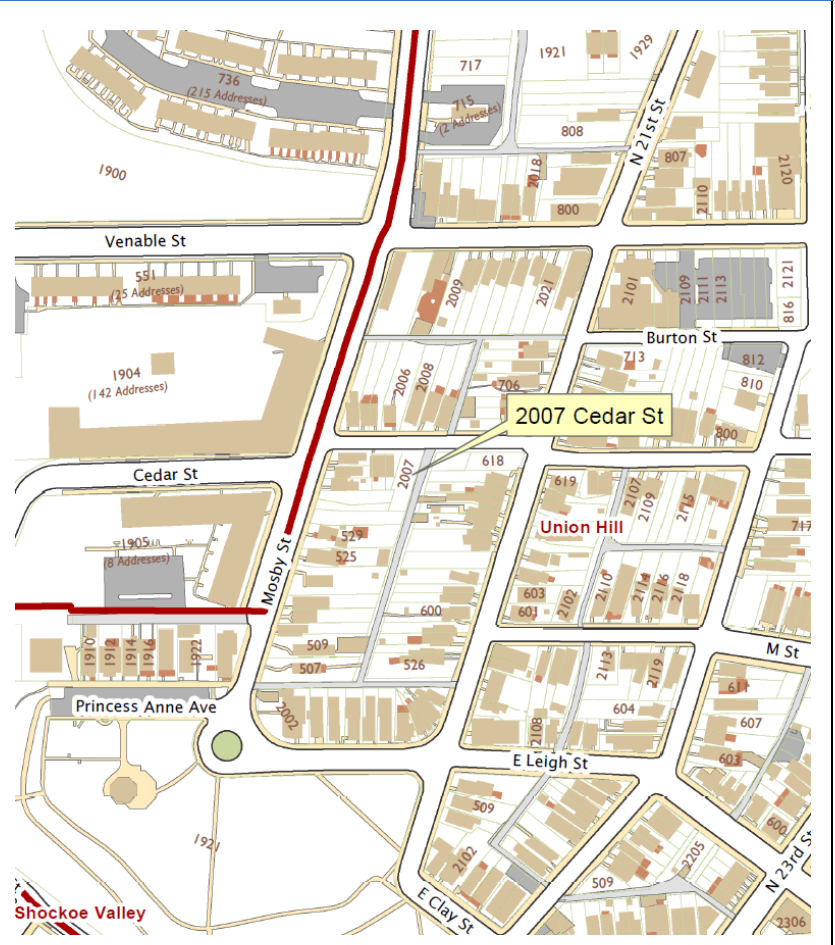


PROJECT DESCRIPTION

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 white horizontal boards, and the building will sit on a low parged foundation.
- The height of the proposed building is just over 33 feet and the width will be 24 feet.
- The main entrance will be located at the midpoint of the building and will face the alley. It will be recessed to help break up the mass of the building and will have a simple entrance canopy.
- The front façade will be two bays wide with stacked balconies near the alley bay and paired casement windows on the other bay.
- The rear elevation will have two sets of 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; grey HardiPlank below the paired windows; round, black, steel columns supporting the balconies; metal corner boards; and black railings with cables.



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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 – Residential" on pages 46-51 of the Richmond Old and Historic District Handbook and Design Review Guidelines utilizing the Guidelines presented below.

PREVIOUS REVIEWS

None.

SURROUNDING CONTEXT

The project site faces onto Cedar Street and is bounded by an existing unimproved alley to the east and a historic, semi-attached, two-and-one-half story house to the west. This section of Cedar Street is also developed with a number of two- and two-and-one-half story residential buildings. The prevailing architectural features of the surrounding buildings are raised foundations, first story porches, and half-story details. To the east are a number of vacant lots.

STAFF COMMENTS

- Staff recommends that:
 - The building be reduced either in height or in depth.
 - The first floor opening on the Cedar Street entrance be emphasized with additional architectural details.
 - The third story follow the historic pattern and be differentiated from the first and second story with architectural details such as a mansard roof, dormers, or a change in roof plane or materials.
 - The window heights on the first and second story be raised to be more aligned with the window heights of the adjacent historic building.
- Staff requests the applicant submit the following for final review:
 - A narrative description of the proposed building and how it meets the *Guidelines*.
 - Dimensioned elevations for all sides of the building.
 - Context elevation with dimensions.
 - A lighting plan for the building and site.
 - Window specifications.

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 read as an entrance. The primary entrance is on the side of the building and faces the unimproved alley. Staff recommends that the first floor opening be emphasized with additional architectural details to reference the surrounding historic buildings.

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.

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

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 the clean lines of the modern design, staff is concerned that the building does not reference the historic context of the surrounding buildings. Staff recommends the third story

3. New residential construction and additions should incorporate human-scale elements such as cornices, porches and front steps into their design.

		<p><u>follow the historic pattern and be differentiated from the first and second story with architectural details such as a mansard roof or dormers, or with a change in roof plane or materials.</u></p>
<p>Height, Width, Proportion, & Massing, pg. 47, #s1-3</p>	<p>1. <i>New residential construction should respect the typical height of surrounding residential buildings.</i></p>	<p>The proposed building is taller than the surrounding properties. <u>Staff recommends the applicant consider a different treatment on the third floor to break up the vertical massing.</u></p>
	<p>2. <i>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.</i></p>	<p>Staff has concerns about the overall massing of the proposed building. Staff finds that the proposed building far exceeds the established pattern found in the surrounding area which typically incorporates side and rear yards for full-width buildings. <u>Staff recommends the building be either reduced in height or in depth.</u></p> <p>The proposed building appears to have vertically aligned windows on the front, side, and rear elevations.</p>
	<p>3. <i>The cornice height should be compatible with that of adjacent historic buildings.</i></p>	<p>The cornice height is taller than the adjacent historic building.</p>
<p>Standards for New Construction: Corner Properties – Residential, pg. 48</p>	<p>1. <i>Secondary elevations of corner properties should reference massing similar to other corner locations in the historic district.</i></p> <p>2. <i>The material used in the primary elevation should be continued along the second, corner elevation.</i></p> <p>3. <i>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></p> <p>4. <i>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 elevation.</i></p> <p>5. <i>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</i></p>	<p>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.</p> <p>Staff notes the at-grade foundation is not consistent with the larger historic houses in the area. <u>Staff recommends the applicant consider raising the foundation and creating an entrance that references the porches in the surrounding area.</u></p> <p>Since this is a larger building that will likely require lighting at the entrances, staff requests a lighting plan be submitted for final review.</p>

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. Staff recommends that the window heights on the first and second story be raised to be more aligned with the window heights of the adjacent historic building which may require raising the foundation to align with the adjacent 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 requests additional details for the windows, including a specification sheet, be submitted for final review.

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.

FIGURES



Figure 1. 1925 Sanborn Map



Figure 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