

19. COA-055389-2019

PUBLIC HEARING DATE

June 25, 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 basement and a shed roof.
- Each residence will have a single entry porch and horizontally aligned windows on the front elevation.
- 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 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.



The City of Richmond assumes no liability either for any errors, omissions, or inaccuracies in the information provided regardless of the cause of such or for any decision made, action taken, or action not taken by the user in reliance upon any maps or information provided herein.

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 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 majority of the surrounding area is characterized by historic and new construction, single family detached and semi-attached dwellings that are typically 2- or 2 ½-stories in height, with three bays and full-width porches, shed roofs, and decorative cornices. There are also a number of 2 ½-story, gable-front houses with 2-story porches.

STAFF COMMENTS

Staff suggests that the applicant:

- Reconsider the exterior details on the façade to be more stylistically consistent.

- Consider ways to reduce the space between the bottom of the cornice line and the second floor window sills.
- Provide additional details about the stairs on the façade and side porches.

STAFF ANALYSIS

Siting, pg. 46, #s 2-3	<p>2. <i>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.</i></p>	<p>The applicant has provided a site plan which indicates the new construction will be set between the adjacent commercial building and house. The face of the new buildings will be aligned with front porch of the neighboring building at 610 North 29th Street.</p>
	<p>3. <i>New buildings should face the most prominent street bordering the site.</i></p>	<p>The building faces North 29th Street, the prominent street.</p>
Form, pg. 46 #s1-3	<p>1. <i>New construction should use a building form compatible with that found elsewhere in the historic district.</i></p>	<p>The proposed building is 3-stories in height (2-stories over an English basement) and rectangular in form. Staff finds that this is compatible with other buildings in the surrounding district.</p>
	<p>2. <i>New residential construction should maintain the existing human scale of nearby historic residential construction in the district.</i></p>	<p>Staff notes that the applicant proposes human-scale elements such as a porch, windows on each floor, and a cornice line. Staff further notes that the amount of space between the top of the third-story windows and the cornice appears disproportionate, and recommends that the applicant consider ways to reduce the spacing between these two elements.</p>
	<p>3. <i>New residential construction and additions should incorporate human-scale elements such as cornices, porches and front steps into their design.</i></p>	<p>The proposed buildings have a one-bay, second-story porch, and a paneled cornice line. Staff notes that the bracket and panel decorative elements of the cornice line are not stylistically in keeping with the raised foundation and single-bay porch, and recommends the applicant reconsider the exterior details on the façade.</p>
Height, Width, Proportion, & Massing, pg. 47, #s1-3	<p>1. <i>New residential construction should respect the typical height of surrounding residential buildings.</i></p>	<p>The applicant did not provide a context elevation. However, staff notes that there are other tall, 2-story buildings on the surrounding block.</p>
	<p>2. <i>New residential construction should respect the vertical orientation typical of other residential properties in surrounding historic districts.</i></p>	<p>The proposed façade will have a vertically aligned fenestration pattern. The first bay of the side elevations also feature vertically aligned windows.</p>
	<p>3. <i>The cornice height should be compatible with that of adjacent historic buildings.</i></p>	<p>The applicant did not provide a context elevation. Staff notes that the application indicates the building will be 26 feet in height. Staff notes that according to applications provided for other new construction projects on the block, the building heights range from 26 to 31 feet in height. <u>Staff requests the applicant submit a context elevation for final review.</u></p>

Materials and
Colors, pg. 47,
2

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

Staff finds the proposed fiber cement siding is in keeping with the frame construction in the surrounding district. Staff finds the materials for the exterior details are generally compatible with the original materials used throughout the district.

New
Construction,
Doors and
Windows, pg.
49, #3

*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.*

Staff notes that the applicant proposes horizontally and vertically aligned windows on the front elevation and the first bay of the side elevation.

The applicant has also confirmed that the front and side doors will have stairs. Staff requests information about the stairs, including materials and railings be submitted for final review.

Mechanical
Equipment, pg.
68

*The visual impact of new mechanical
equipment should be minimized to protect
the historic character of the district.*

The applicant has not provided information about the location of the HVAC equipment. Staff requests the location of the HVAC equipment and information about any screening be submitted for final review.

FIGURES

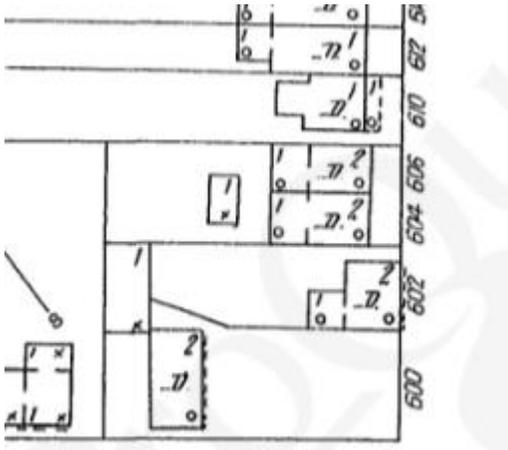


Figure 1. 1905 Sanborn Map

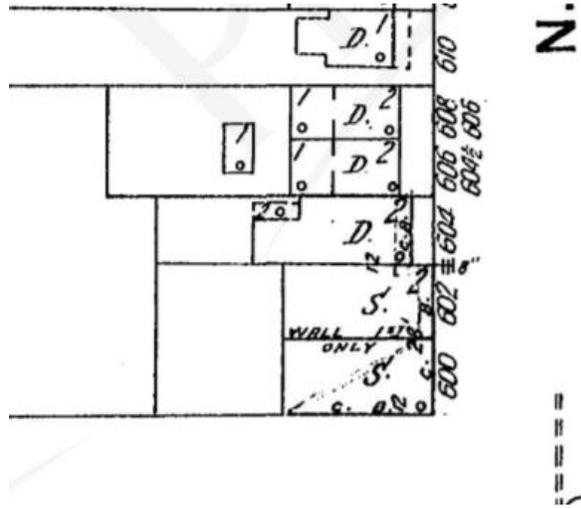


Figure 2. 1924 Sanborn Map



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.