

8. COA-073979-2020

PUBLIC HEARING DATE

June 23, 2020

PROPERTY ADDRESS

2322 Venable Street

DISTRICT

Union Hill

APPLICANT

Streetcar Properties LLC



STAFF CONTACT

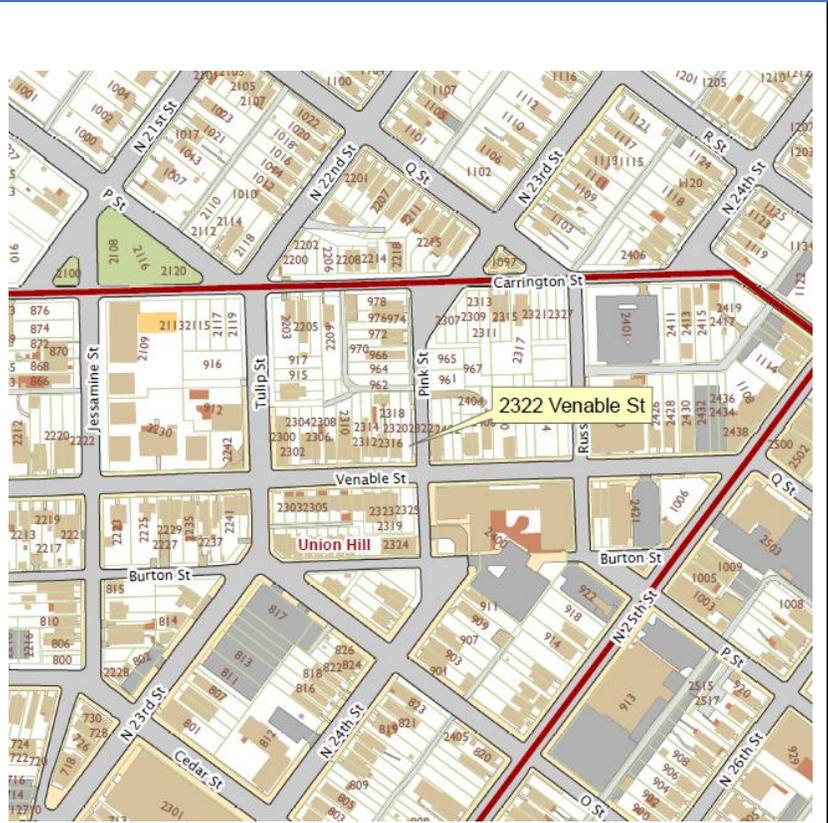
Carey L. Jones

PROJECT DESCRIPTION

New construction of a two-story mixed-use building.

PROJECT DETAILS

- The applicant proposes to build a two-story, mixed-use building on a vacant lot on the northwest corner of Venable Street and Pink Street.
- The proposed building will have a commercial use on the ground floor and two residential units on the second story.
- The building will face onto Venable Street and will be organized in a three-bay configuration with a side gable roof covered in asphalt shingles. The first floor will have a cutaway corner entrance and large storefront windows. Smaller windows are planned for the second floor. The applicant proposes fiberglass casement windows for both the residential and commercial areas.
- Along the Pink Street façade, the applicant proposes an entrance to the residential area and a mix of masonry and EIFS and accents of cementitious panels. For the Pink Street elevation the applicant proposes a parapet roof to screen any rooftop mechanicals.
- For site improvements the applicant proposes a single parking space at an existing curb cut and two parking spaces on the rear (north) of the lot.



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 surrounding area is mostly residential in character, with commercial or mixed-use buildings on most corner lots. The majority of the buildings are attached, three-bay masonry Italianate buildings, with two- or three-bay

porches. Corner commercial buildings throughout the corridor are primarily brick, 2-story, and built to the property lines. Several have cutaway corner entrances and traditional storefronts.

STAFF SUGGESTIONS

- The decorative elements from the façade turn the corner and continue along the west elevation and the east elevation up to the alcove connector
- A consistent masonry be used on both stories of the side elevation up to the alcove connector section
- Additional glazing or openings be added to the west elevation
- The materials be more in keeping with those found in the district including the roof, exterior siding, and windows, and the proposed color palette be submitted for final review
- The size of the windows be larger to fill in more of the solid wall space, and the first story windows on the east elevation be as large as the other windows on this elevation
- The balconies be flush with the exterior walls
- The mechanical units be located at the rear of the building and screened appropriately

STAFF REQUESTS

- the applicant submit a dimensioned context elevation to indicate the relationship between the reconstructed porch and the proposed new construction
- the applicant consider the location of signage for the proposed commercial spaces and provide this information for final review
- the applicant submit a detailed window schedule

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 applicant proposes to build to the lot line on the south and east sides of the existing lot. Staff notes that this is in keeping with the siting of the historic building formerly on the lot.

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

The corner building primarily faces Venable Street, the prominent street bordering the site.

Form, pg. 46
#s1-3

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

The application proposes a two-story corner commercial building with a combination gable and slightly pitched roof. Staff finds this is in keeping with the other mixed-use buildings in the district.

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

The applicant proposes a two-story building with ground-floor openings, consistent fenestration patterns, and balconies. Staff finds this is in keeping with the human scale of the surrounding district. Staff notes the porch at 2320 Venable will be reconstructed and requests additional information be provided on the context elevation to indicate the relationship between the reconstructed porch and the proposed new construction.

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

The applicant proposes a cut-out bay, similar to other commercial buildings in the area. Since the building is proposed to be constructed at the lot line, the application does not propose any porches; however, there is a corner entrance and a doorway with an awning on the Pink Street elevation. Staff finds that these

<p>Height, Width, Proportion, & Massing, pg. 47, #s1-3</p>	<p><i>1. New residential construction should respect the typical height of surrounding residential buildings.</i></p>	<p>elements meet this Guideline.</p> <p>The applicant did not include a dimensioned context elevation with the application. Staff notes that the south elevation indicates the building will be 27'-11" in height and compatible with the neighboring building. Staff requests the applicant submit a dimensioned context elevation for final review.</p>
	<p><i>2. New residential construction should respect the vertical orientation typical of other residential properties in surrounding historic districts.</i></p>	<p>The applicant proposes vertically and horizontally aligned windows. Entrances are proposed on the corner, the Pink Street elevation, and on the rear (north) elevation.</p>
	<p><i>3. The cornice height should be compatible with that of adjacent historic buildings.</i></p>	<p>Staff notes that the building does not have a traditional cornice line. Instead, the applicant proposes a double soldier course and a projecting band above it. Staff recommends this element turn the corner and continue along the west elevation.</p>
<p>Materials and Colors, pg. 47, #s2-4</p>	<p><i>2. Materials used in new residential construction should be visually compatible with original materials used throughout the district.</i></p> <p><i>3. Paint colors used should be similar to the historically appropriate colors already found in the district.</i></p> <p><i>4. Vinyl, asphalt, and aluminum siding are not permitted for use in City Old and Historic Districts. Other synthetic siding materials with a smooth, untextured finish may be allowed in limited cases, but approval by the Commission is always required.</i></p>	<p>The applicant proposes a mix of masonry, EIFS, and cementitious panels. Staff notes that the EIFS and cementitious panels are not materials found in the district for historic buildings or new construction. Staff recommends the applicant propose a different material that is more in keeping with those found in the district. Staff also notes that the applicant proposes fiberglass windows and staff recommends that applicant use a wood or aluminum-clad wood window and the specifications be submitted for final review.</p> <p>Staff notes that the applicant did not provide any specifications for the colors and recommends that proposed colors be submitted for final review.</p> <p>Staff notes that applicant proposes asphalt shingles for the visible sections of the roof. As asphalt shingles are not an approved material for roofs in historic districts, staff recommends the applicant propose a different material that is more in keeping with the roof materials found in the district, either metal or slate shingles.</p>
<p>New Construction, Doors and Windows #2, pg. 56</p>	<p><i>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.</i></p>	<p>Staff notes that the west elevation will be highly visible from the alley due to the depth of the neighboring building. The applicant proposes minimal openings on this elevation and staff recommends the applicant add additional glazing or openings to this elevation.</p>

New Construction, 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.

On the Pink Street elevation, the applicant proposes a lower roof, windows on both stories, an entrance door, a recessed connector, and another two-story rear mass. Staff finds that the secondary elevation and fenestration pattern is in keeping with other mixed-use buildings found in the surrounding area.

2. The material used in the primary elevation should be continued along the second, corner elevation.

The applicant proposed a limited use of masonry on the secondary elevation, with EIFS panels as the majority of the exterior, and cementitious panels on the alcove connector and balconies. Staff finds that this is not consistent with the patterns found in the surrounding area. Staff recommends that the applicant utilize a consistent masonry on both stories of the side elevation up to the alcove connector section in order to be more in keeping with the historic district, and to reference the historic masonry building that formerly stood on this lot. Staff also recommends that the brick soldier courses continue from the masonry section to the connector.

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 elevation.

On the Pink Street elevation, the applicant proposes evenly spaced vertically aligned windows. Staff believes the windows are not appropriately proportioned and the second story windows should be larger and fill in more of the solid wall space. Staff also notes that the first story windows on the east elevation appear to be smaller than the other windows on the building, and recommends the first story windows be at least as tall as the second story, in keeping with patterns for other mixed-use buildings in the area. Staff notes that the applicant did not provide a window schedule or information about the size of these windows, and requests a detailed window schedule be provided for final review.

Standards for New Construction: Corner Properties – Commercial, pg. 54

5. For commercial corner properties, we strongly encourage the use of architectural elements that are typical of commercial corner properties in Richmond's historic districts: storefronts that turn the corner, secondary entrances (including porticos and shed roofs, where appropriate), sign bands that turn the corner, lighting related to that on the primary elevation, and other similar treatments that treat the secondary corner elevation as an architecturally important elevation.

Staff notes that the applicant is utilizing a more modern design for this building and recommends that the decorative elements, such as the brick soldier course, turn the corner. Staff recommends that applicant also consider signage placement and provide this information for final review.

New Construction, Storefront Facades #1, pg. 55	<i>Historically, storefronts were defined by simple piers, large storefront windows, a cornice, and a signboard and/or attached signage</i>	Staff notes that the storefront has a brick detailing and subtle piers in keeping with the more modern design of the building. Staff notes the design does not include the typical design elements for a corner storefront including a cornice, bulkhead, or an area for signage. Staff also notes that there appears to be brick framing around the storefront windows, and requests the size of the windows be increased to fill in more of the window opening area.
New Construction, Doors and Windows, pg. 56,	<i>5. With larger buildings, applicants are encouraged to develop multiple entry points (doors), in keeping with historic precedent for the building type in question.</i>	Staff notes that the applicant proposes a cut bay entrance on the corner, a side entrance on the Pink Street elevation, and two entrances on the rear (north) elevation.
Porches and Porch Details, pg. 49	<i>4. Faux balconies (flat, applied constructs with no depth) are discouraged. Small projecting balconies are acceptable.</i>	The applicant proposes a projecting balcony on the corner of Venable and Pink Street and on the northeast corner of the building. The balcony on the corner of Venable and Pink Street will project two feet past the face of the building and the one at the northeast corner will project almost three feet past the rear elevation. Staff finds the open bays and balconies add visual interest to the corners and address the corner guidelines in an appropriate manner. However, staff believes that the projecting balconies and awnings are not in keeping with the historic construction in the area and recommends that they be flush with the exterior walls.
Mechanical Equipment, pg. 68	<i>The visual impact of new mechanical equipment should be minimized to protect the historic character of the district.</i>	The applicant indicates the mechanical equipment for the commercial areas might be located on the rooftop and in the rear for the residential units. Staff recommends that all of the mechanical units be located at the rear of the building and screened appropriately.

FIGURES



Figure 1. 2322 Venable Street, demolished 2014

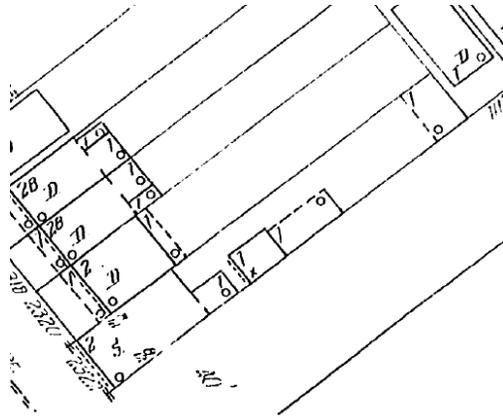


Figure 2. 1905 Sanborn map



Figure 3. 2322 Venable Street, vacant corner lot



Figure 4. 2400 Venable Street



Figure 5. 2300 Venable Street



Figure 6. 2241 Venable Street