

4. COA-059058-2019

PUBLIC HEARING DATE

August 27, 2019

PROPERTY ADDRESS

918 N. 25th Street

DISTRICT

Union Hill

APPLICANT

Maggie Walker Land Trust

STAFF CONTACT

C. Jones

Commission of Architectural Review

STAFF REPORT

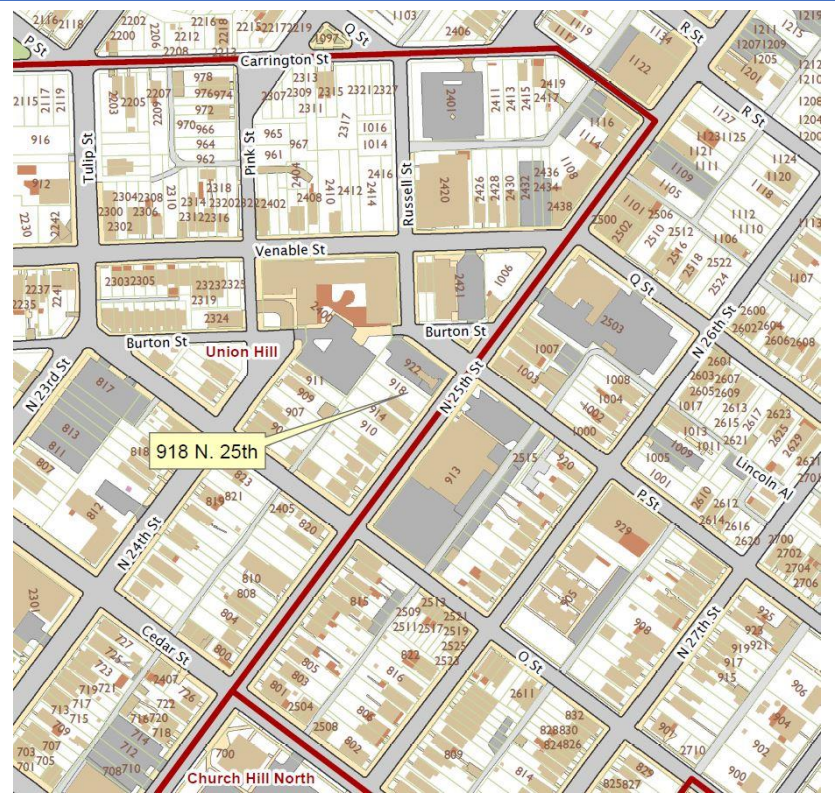


PROJECT DESCRIPTION

Construct a new single-family detached residence on a vacant lot.

PROJECT DETAILS

- The applicant proposes to construct a new single-family house on a vacant lot.
- The proposed residence is two stories in height and three-bays wide.
- Proposed materials include metal and TPO for the roof, smooth hardiplank siding with a 6" exposure, and a masonry foundation with a brick veneer.
- The applicant proposes to use vinyl 2/2 windows, PVC railings, and fiberglass doors.
- Decorative details include a one-story, full-width porch.



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STAFF RECOMMENDATION

APPROVE WITH CONDITIONS

PREVIOUS REVIEWS

The Commission reviewed this application at the July 23rd, 2019 meeting. The Commission was generally in support of the application. The Commission expressed concern about mimicking historic details and suggested that the applicant consider a simplified cornice and roof line to be more consistent with properties found in the surrounding area. Other suggestions from the Commission included: the windows on the first story be taller than the windows on the second story; the applicant consider a 1/1 window instead of a 2/2 window; the applicant consider a window on the second story first bay on both elevations and horizontally and vertically align the visible windows on the north elevation, and align the rear elevation fenestration and add a canopy over the rear door.

The Commission discussed with the applicant the amount of blank wall space between the roof line and the second story windows. The Commission also discussed the gutter style, stating a preference for round, not K-style gutters. Finally, the Commission requested the applicant address any discrepancies in the drawing as to

height and grade and stated that the overall context elevation appears to actually be about 12-14 inches higher than the detail elevations and this will make installing compliant steps down to grade challenging. Since there is no alley, the Commission questioned where the trash receptacles are going to go.

The applicant has responded to Commission suggestions and has:

- 1) Simplified the cornice and roof line
- 2) Changed the roof material
- 3) Updated the elevation to be in line with the neighboring building
- 4) Adjusted the window size and treatment
- 5) Added a canopy over the back door

STAFF RECOMMENDED CONDITIONS

- the retaining wall be painted a neutral masonry color from the Commission palette
- the applicant utilize a flat-lock metal seamed roof or a membrane roof for the front porch
- the applicant use wood for the railings and 1/1 wood or aluminum clad wood windows
- the final material selections be submitted to staff for review and approval
- a dimensioned context elevation be submitted to staff for review and approval
- the rear deck pickets be on the interior for a finished appearance and be painted or stained a neutral color found on the Commission palette

STAFF ANALYSIS

Form, pg. 46	<i>3. New residential construction and additions should incorporate human-scale elements such as cornices, porches and front steps into their design.</i>	The applicant has responded to Commission feedback and has removed the decorative cornice line and simplified the roof profile.
Height, Width, Proportion, & Massing, pg. 47	<i>1. New residential construction should respect the typical height of surrounding residential buildings.</i>	Staff finds that with the simplified roof profile the building height is compatible with the surrounding buildings.
	<i>3. The cornice height should be compatible with that of adjacent historic buildings.</i>	Staff finds that with the simplified cornice line the building is compatible with the surrounding buildings.
Materials and Colors, pg. 47	<i>2. Materials used in new residential construction should be visually compatible with original materials used throughout the district.</i>	The applicant has revised the building materials and now proposes metal on the front roof slope and the front porch. Staff recommends approval with the condition that the applicant utilize a flat-lock metal seamed roof or a membrane roof for the front roof slope. Staff notes the use of PVC for the railings and vinyl for the windows. <u>Staff recommends the applicant use wood for the railings and wood or aluminum clad wood 1/1 windows.</u> Staff requests the applicant submit updated material specifications and updated building permit plans to staff for review and approval.
New Construction, Porches and Porch Details, pg. 49	<i>5. Porch roofs are encouraged to utilize standing- or flat-lock metal seam roofs that are hand-seamed, or closely approximate hand-seaming. Seams that, in section, are large, rectangular seams, reminiscent of pre-formed seams utilized on prefabricated industrial or commercial structures, are not</i>	Staff recommends the applicant utilize a flat-lock metal seamed roof or a membrane roof for the front porch.

acceptable. Membrane roofs are acceptable substitutes for flat-lock seamed metal roofs.

Decks, pg. 51	<i>3. Deck design may include vertical picket balustrades or contemporary railing that is in scale with the house and the deck.</i>	Staff recommends against the proposed nailed-up pickets and instead recommends the applicant place the pickets on the interior for a more finished appearance, and the deck and railing be painted or stained a neutral color found on the Commission palette.
Mechanical Equipment, pg. 68	<i>The visual impact of new mechanical equipment should be minimized to protect the historic character of the district.</i>	Staff requests the applicant submit an updated site plan with the location of the HVAC equipment for final review.
Building and Site Accessibility, pg. 79	<i>Regrading is any adjustment made to the slope or land leading up to any exterior entrance to a property.</i>	The applicant has updated the elevations to include a 4-course masonry retaining wall that will be parged and painted. Staff recommends approval with the condition <u>that the wall be painted a neutral masonry color from the Commission palette.</u>

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. 918 North 25th Street



Figure 2. Odd side of North 25th Street, looking northeast, outside of district



Figure 3. Even side of North 25th Street, looking southwest



Figure 4. North 25th Street, looking north