

3. COA-077120-2020

PUBLIC HEARING DATE

August 25, 2020

PROPERTY ADDRESS

3509 East Marshall Street

DISTRICT

Chimborazo Park

Commission of Architectural Review

STAFF REPORT



APPLICANT

Center Creek Homes

STAFF CONTACT

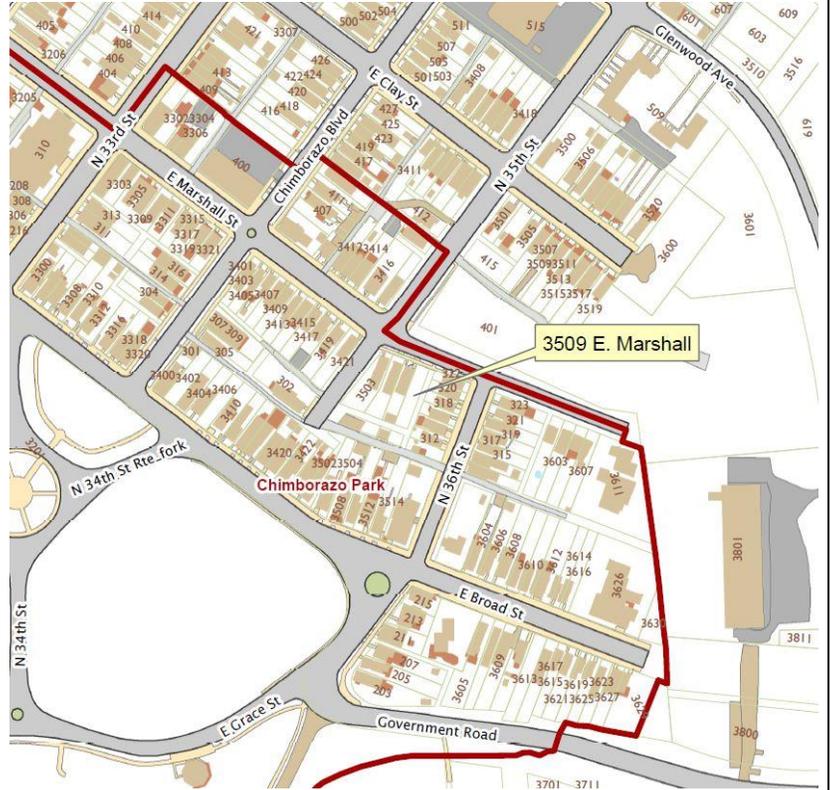
C. Jones

PROJECT DESCRIPTION

Construct a single family detached building with accessory garage on a vacant lot.

PROJECT DETAILS

- The applicant proposes to construct a two-story, single-family detached dwelling and a one-story garage.
- The proposed residence will be two stories in height, three bays wide, and rectangular in form.
- The rear elevation will have a single entry door and paired windows. A small set of stairs will lead to the entry door.
- The applicant also proposed a one-story one-car garage in the rear of the property.
- The proposed materials and colors are as follows:
 - False mansard and porch roof: 16" wide standing seam in aged bronze
 - Main roof: white TPO
 - Siding: Hardie lap siding with a 7" reveal in arctic white, with Hardie composite trim in arctic white
 - Foundation: parged foundation and porch piers, painted dark grey or black
 - Windows: one-over-one windows in black
 - Doors: half glass, painted sun-dried tomato red or rainstorm blue
 - Rear deck: pressure-treated wood



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STAFF RECOMMENDATION

APPROVE WITH CONDITIONS

PREVIOUS REVIEWS

The Commission reviewed this application at the conceptual level during at the July 28, 2020 meeting. During the meeting, the Commission was generally supportive of the design. The proposed materials were briefly discussed, as well as the design and materials of the proposed garage. In response to staff and Commission comments the applicant has revised the side fenestration on the house and has made minor adjustments to the details of the garage. The applicant has also provided additional information on outbuildings found in the immediate area.

STAFF RECOMMENDED CONDITIONS

- The fiber cement siding for the house and garage be smooth and without a decorative bead.
- The rear deck and steps be painted or stained a neutral color found on the Commission's paint palette.

- The applicant submit the following to staff for administrative review and approval:
 - a fully dimensioned context elevation
 - a site plan showing the location of the HVAC equipment
 - the total height of the garage
 - final window and door specifications
 - the location and design of the fence

STAFF ANALYSIS

Siting, pg. 46, #s2-3	<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>	The applicant has provided a context site plan indicating the building face will align with the building next door at 3507 East Marshall Street.
	<p>3. <i>New buildings should face the most prominent street bordering the site.</i></p>	The building will face East Marshall Street, the prominent street bordering the site.
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>	The two-story, three-bay, rectangular form is in keeping with the surrounding residential buildings.
	<p>2. <i>New residential construction should maintain the existing human scale of nearby historic residential construction in the district.</i></p>	The applicant proposes a two-story, three-bay building with a one-story, full-width porch. Staff finds this is in keeping with the human scale of the adjacent residential buildings in the district.
	<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>	The applicant proposes a full-width porch and front steps, in keeping with the other residential buildings in the surrounding area. In keeping with the more modern design, the applicant does not propose any cornice line details.
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>	According to the information supplied by the applicant, the roof peak of the proposed building will be 27'-3" +/- . The height of the neighboring buildings was not provided. <u>Staff recommends the applicant submit a fully dimensioned context elevation to staff for review and approval.</u>
	<p>2. <i>New residential construction should respect the vertical orientation typical of other residential properties in surrounding historic districts.</i></p>	The applicant proposes vertically aligned windows on the front, side, and rear elevations, as is typical of the other residential properties in the surrounding district.
	<p>3. <i>The cornice height should be compatible with that of adjacent historic buildings.</i></p>	As a dimensioned context elevation was not provided, staff cannot determine whether the cornice height is compatible.
Materials and Colors, pg. 47	<p>2. <i>Materials used in new residential construction should be visually compatible with original materials used throughout the district.</i></p>	The proposed building materials and colors are compatible with the original materials found in the district. <u>Staff recommends approval, with the condition that the applicant submit the final window specifications to staff for review and approval. Staff further recommends the fiber cement siding be smooth and without a decorative bead.</u>

New Construction, Doors and Windows, pg. 49	<i>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.</i>	The applicant proposes a vertically and horizontally aligned fenestration pattern with larger windows on the first story, which is in keeping with the patterns established in the district. Staff notes the applicant removed a window from the left side elevation and the windows now have a more consistent appearance.
New Construction, Decks #2, pg. 51	<i>Decks should complement the architectural features of the main structure without creating a false historical appearance. Decks should be painted or stained a neutral color that complements one or more of the colors found on the main structure.</i>	Staff finds that the deck is in keeping with the Guidelines and recommends <u>the rear deck and steps be painted or stained a neutral color found on the Commission's paint palette.</u>
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 has not provided information on the location of any mechanical equipment. <u>Staff recommends that the applicant locate the HVAC equipment in the rear of the new construction and a site plan be submitted for administrative approval.</u>
Residential Outbuildings, #1 pg. 51	<i>Outbuildings, including garages, sheds, gazebos and other auxiliary structures, should be compatible with the design of the primary building on the site, including roof slope and materials selection.</i>	The proposed garage is compatible with the primary building, which is also frame construction.
Residential Outbuildings, #2 pg. 51	<p><i>2. Newly constructed outbuildings such as detached garages or tool sheds should respect the siting, massing, roof profiles, materials and colors of existing outbuildings in the neighborhood.</i></p> <p><i>3. New outbuildings should be smaller than the main residence and be located to the rear and/or side of the property to emphasize that they are secondary structures.</i></p>	The proposed garage meets the Commission's Guidelines for outbuildings as the garage is subordinate to the primary structure, located at the rear of the primary structure, clad in a material to match the primary structure, and has a roof form consistent with outbuildings in the district. Staff notes that the total height of the garage was not included in the plans and <u>recommends that this information be provided for administrative approval.</u>
Materials and Colors, pg. 47, #s2-4	<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>The applicant proposes to use fiber cement siding and 3-tab asphalt roof shingles on the garage. Though asphalt shingles are typically not approved in City Old and Historic Districts, they are occasionally found on outbuildings in the Chimborazo Park Historic District. Staff notes the three-tab shingles have a flat appearance, similar to metal.</p> <p>Staff recommends approval of these materials with the condition that <u>the siding be smooth and without a decorative bead and the door be a modern, simple design, also submitted to staff for review and approval.</u> Staff notes that the</p>

Fences and Walls, pg. 51 #3	<p><i>3. Privacy fences along the side and rear of a property should be constructed of wood of an appropriate design. Privacy fences are not appropriate in front of a historic building.</i></p>	<p>applicant proposes a dark grey garage with the primarily white house.</p> <p>Staff notes that the applicant proposes a six-foot tall wood privacy fence, though the location of the fence is not provided. <u>Staff recommends the applicant provide the location and design of the fence for administrative review and approval.</u></p>
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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. 3509 East Marshall Street.



Figure 2. 3503-3507 East Marshall Street.



Figure 3. 300 block of North 36th Street, even side.



Figure 3. Similar design at 3021-3023 East Marshall Street.



Figure 4. Outbuildings on the subject block.

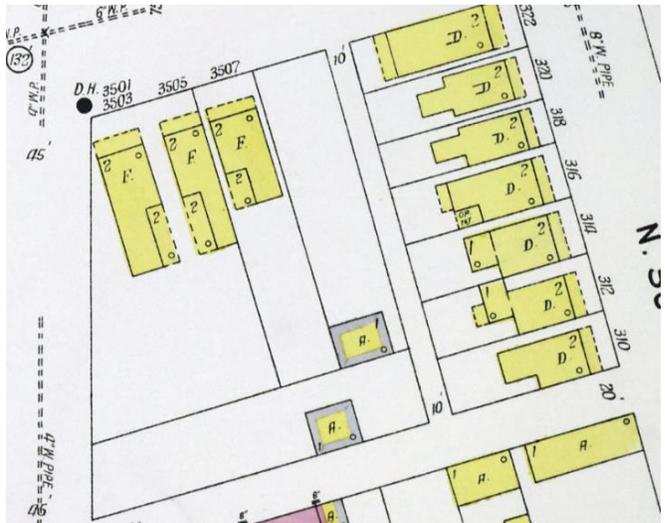


Figure 5. 1925 Sanborn Map.