

16. COA-086180-2021

PUBLIC HEARING DATE

February 23, 2021

PROPERTY ADDRESS

803 Jessamine Street

DISTRICT

Union Hill

APPLICANT

CCRII Holdings, LLC

STAFF CONTACT

C. Jones

Commission of Architectural Review

STAFF REPORT

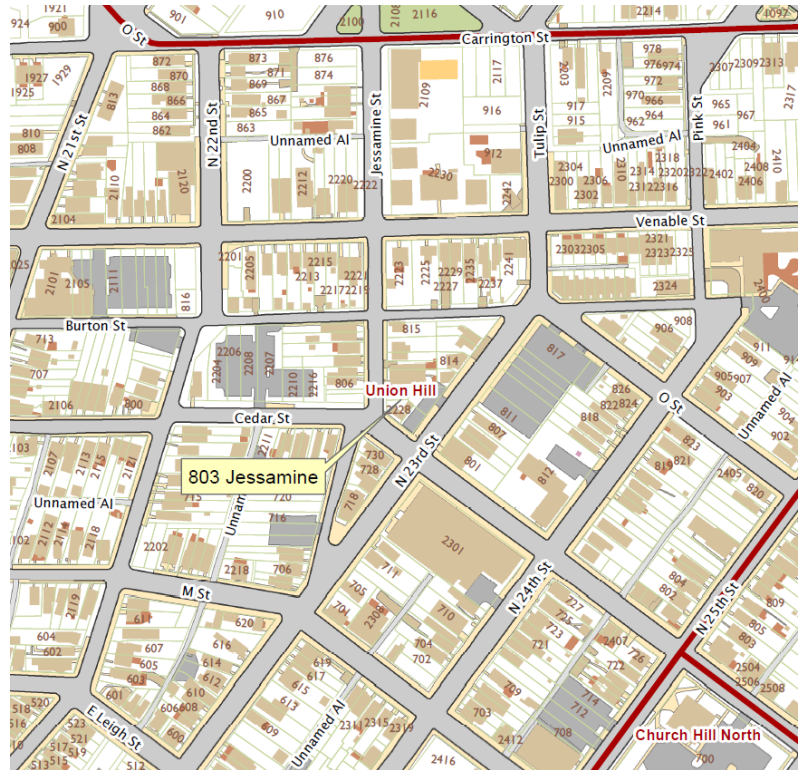


PROJECT DESCRIPTION

Construct a new three-story single-family detached residence.

PROJECT DETAILS

- The applicant proposes to construct a new single-family dwelling on an irregular-shaped vacant lot.
- The proposed dwelling is three stories in height and two bays wide, with a partial rooftop terrace. The entrance bay is slightly recessed and the primary bay features paired windows.
- On the rear is a projecting bay that forms the third story and provides access to the rooftop terrace.
- The proposed exterior materials include 7” smooth fiber cement siding; aluminum one-over-one double hung windows; a built-up cornice line; and a prefinished aluminum canopy and coping.
- The overall design is modern in appearance with minimal exterior details.



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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” 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 residential in character. To the north of the project site is a pair of semi-attached houses constructed ca. 2006. To the south is a two-story Greek Revival house with a raised basement. The majority of the houses are either detached or semi-attached buildings, frame construction, and rectangular in form. There are a number of two-story buildings, some one-story with a raised basement, and some two-story with a raised basement. The majority of the buildings have a side-gable roof with a lower shed roof, a false mansard with a

shed roof, or a slightly pitched shed roof. Exterior details include decorative cornice lines and porch brackets, one-story full-width porches, and brick foundations.

STAFF COMMENTS

Staff recommends that:

- the applicant submit a context site plan
- the material palette on the third story section be simplified
- the use of stained “woodtone” siding be avoided
- the applicant reduce the number of colors on the exterior, especially the façade and visible rear elevation
- the applicant submit information about the gutters and downspouts for final review

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>	<p>Based on the architectural site plan submitted with the application, it appears that the house will be built almost at the front property line. Staff notes that the majority of the houses in the surrounding area have a setback. Staff also notes that the building that was previously located on this lot was built to the front and side lot line.</p> <p>Staff has discussed the setback with the applicant and has determined that a revised setback or a special exception from the Board of Zoning Appeals will be required. Staff requests that <u>the applicant submit a context site plan with the next application.</u></p>
Form, pg. 46 #s1-3	<p>3. <i>New buildings should face the most prominent street bordering the site.</i></p>	<p>The house will face Jessamine Street, the most prominent street bordering the site.</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 applicant proposes a two-and-three story house, two bays in width. The majority of the houses in the surrounding area are three bays wide, though staff notes that this is a narrow, irregular-shaped lot.</p>
Form, pg. 46 #s1-3	<p>2. <i>New residential construction should maintain the existing human scale of nearby historic residential construction in the district.</i></p>	<p>The applicant proposes a two-bay house with a partial third story that is generally in keeping with the residential scale of the district.</p>
Form, pg. 46 #s1-3	<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>In keeping with the contemporary design of the house, the applicant proposes a subtle cornice line, an awning over the recessed front entrance, and front steps.</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 proposes a building that is almost 30 feet to the cornice of the two-story section and 38-feet to the roof peak. Staff finds this is generally in keeping with the surrounding residential buildings, which are 26-30 feet from grade.</p>
Height, Width, Proportion, & Massing, pg. 47, #s1-3	<p>2. <i>New residential construction should respect the vertical orientation typical of other residential properties in surrounding historic districts.</i></p>	<p>The applicant proposes a narrow building with vertically aligned openings on the façade and rear elevation and horizontally aligned openings on the side elevations.</p>

3. *The cornice height should be compatible with that of adjacent historic buildings.*

In keeping with the contemporary style of the building, the applicant proposes a minimal cornice line. The proposed cornice line is almost 30 feet from grade, similar to the neighboring properties that have cornice lines that are approximately 23-24 feet from grade.

Materials and Colors, pg. 47, #s2-4

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

3. *Paint colors used should be similar to the historically appropriate colors already found in the district.*

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.*

The applicant proposes a mix of exterior materials including board-and-batten on the third story, lap siding on the exterior, and a different “woodtone” siding on the window bays. Staff finds that the three materials, especially the board-and-batten, are not fully in keeping with the *Guidelines*. Staff recommends a simplified material palette on the third story section and against the use of stained “woodtone” siding.

Paint, Frame Structures, pg. 63

2) *It is important that color selections blend with and complement the overall color schemes on the street.*

4) *Number and variety of colors should be limited. With the notable exception of the Queen Anne style, traditional paint schemes do not use more than two or three colors.*

9) *Treating exterior wood elements with clear finishes is not advisable unless the element was historically stained or varnished.*

10) *Stains are a modern method of protecting and/or coloring wood, and are usually not appropriate for use on historic building exteriors. An exception to this guidance is the use of opaque stains on pressure-treated wood elements (for example, at new fire stairs, or at rear or side porches).*

The applicant proposes a number of colors on the exterior of the building, including a stained “woodtone” for the fenestration bays on the front and rear elevation. Staff recommends that the applicant reduce the number of colors on the exterior, especially the façade and visible rear elevation.

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 provided a site plan indicating the HVAC unit will be located in the rear yard.

Guidelines for Administrative Approval of Gutter and Downspout Installation

New gutters and downspouts should be as unobtrusive as possible and should be painted a color that is compatible with the building, such as the body or trim color.

The applicant has not provided information about the proposed gutters and downspouts. Staff requests the applicant submit information about the gutters and downspouts for final review.

FIGURES

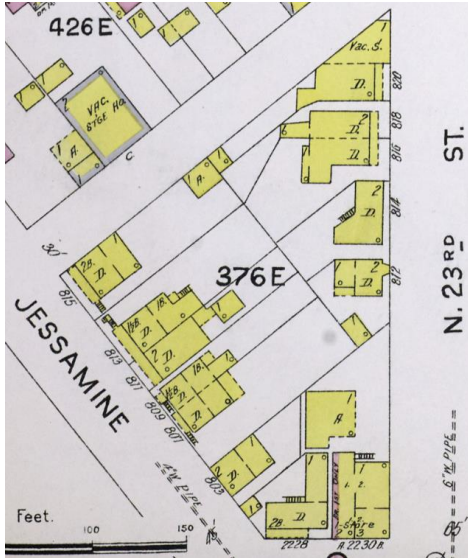


Figure 1. 1925 Sanborn Map.



Figure 2. 803 Jessamine Street.



Figure 3. 803 Jessamine Street, view from across the parking lot at the rear.



Figure 4. 2228 Cedar Street.



Figure 5. 805-807 Jessamine Street.



Figure 6. 800 Block of Jessamine, east side.