

6. COA-052419-2019

Commission of
Architectural Review
STAFF REPORT



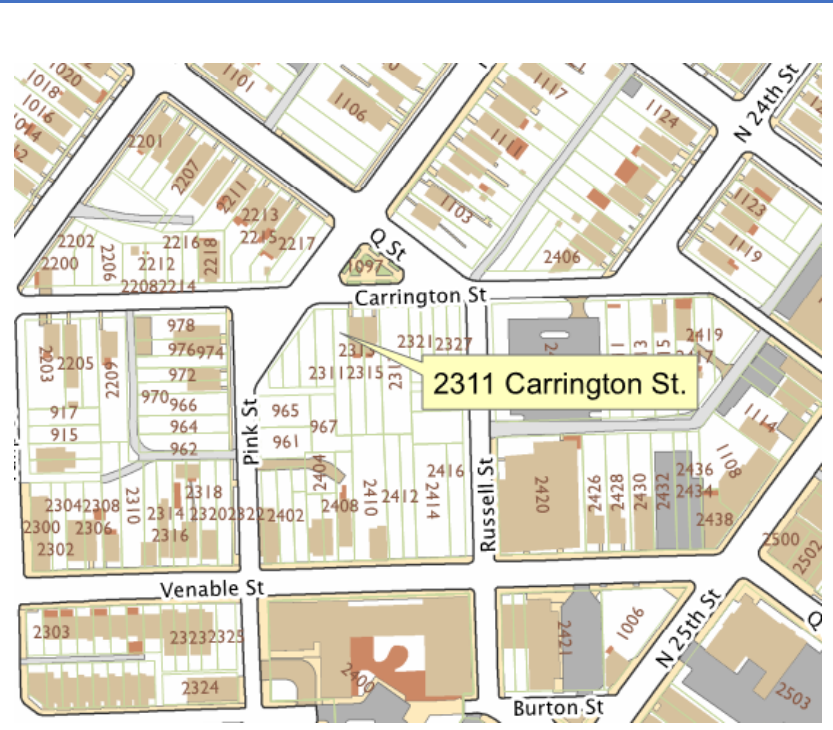
PUBLIC HEARING DATE
April 23, 2019
PROPERTY ADDRESS
2311 Carrington Street
DISTRICT
Union Hill

APPLICANT
Nest Builders Development
STAFF CONTACT
C. Jones

PROJECT DESCRIPTION
Construct a new, single-family residence on a vacant lot.

PROJECT DETAILS

- The applicant proposes to construct a new, detached, single-family residence on a vacant lot.
- The proposed residence will be two stories in height, two bays wide and generally rectangular in form with an inset section on the right side elevation. The building will have a false mansard and sloped roof, NichiBoard smooth lap siding with a 12" reveal on the lower section of the front elevation, and fiber cement smooth lap siding with a 6" reveal on the second floor and on the side and rear elevations.
- On the façade the applicant proposes a single bay porch with a standing seam metal shed roof supported by eight-inch square columns and Richmond rail railings. The applicant also proposes a projecting box bay with a front gable roof. The box bay will have siding in a chevron pattern on the front and angled on the sides. The door will be a single 3/4 light fiberglass single door with a single window above it. The boxed bay will have paired windows.
- On the rear elevation the applicant proposes an inset porch with paired windows and single windows in the other bays. All windows will be two-over-two.
- The applicant proposes Arctic White for the main color with black exterior sashes on the front and white on the sashes on the sides and rear, black for the front and rear doors, and a cellular PVC tongue-and-groove decking in slate grey, and a parged foundation painted white. The chevron pattern for the box bay will be a dark grey.



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.

STAFF RECOMMENDATION

APPROVE WITH CONDITIONS

PREVIOUS REVIEWS

The Commission conceptually reviewed this application at the March 26, 2019 meeting. The Commission feedback primarily focused on the design of the front façade, the fenestration pattern, and the proposed materials. On the front façade, the Commission suggested that the applicant include a front porch and re-orient

the stairs to run perpendicular with the house, and reduce the number of materials on the facade. The Commission also commented on the proposed chevron pattern with some Commissioners in favor provided the applicant incorporate other design changes, and others not in favor. Commissioners also recommended aligning the windows on the side elevations. Finally, the Commission generally expressed concern about the number and variety of materials and recommended simplifying the design.

STAFF RECOMMENDED CONDITIONS:

- The applicant submit details for a window that meets the Commission *Guidelines* for administrative review and approval.
- The applicant provide specifications about the dimensions of the standing seam metal roof for review and approval.
- The applicant submit a revised door design that is more consistent with the district for review and approval.

STAFF ANALYSIS

Form, pg. 46 #3	<i>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 incorporated a one-bay front porch into the design and has re-oriented the stairs to run perpendicular to the face of the house.
-----------------	--	---

Materials and Colors, pg. 47 #s2-4	<p>2. <i>Materials used in new residential construction should be visually compatible with original materials used throughout the district.</i></p> <p>3. <i>Paint colors used should be similar to the historically appropriate colors already found in the district.</i></p> <p>4. <i>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>In response to Commission feedback the applicant now proposes to use NichiBoard smooth lap siding with a 12” reveal on the lower section of the front elevation, and fiber cement smooth lap siding with a 6” reveal on the second floor and on the side and rear elevations. The exterior will primarily be white with black trim around the front windows and grey for the chevron pattern and porch deck.</p> <p>Staff finds that while the applicant has simplified the exterior materials, the proposed design still incorporates three separate materials on the façade.</p>
------------------------------------	---	---

New Construction, Doors and Windows, pg. 49 #3	3. <i>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>	<p>The applicant has changed the fenestration pattern on the right side elevation inset. The section now includes a larger window on the first story, which is vertically aligned with the window above it, and a larger window on the second story. The windows are now horizontally and vertically aligned on the second story.</p>
--	--	---

The applicant proposes a 3/4 light fiberglass single front door. Staff finds that this door is not in keeping with other front doors found in the district and recommends the applicant submit a revised door design that is more consistent with the district for review and approval.

New Construction, Doors and Windows, pg.	<i>Because the material cannot be manufactured to model effectively the appearance of historic windows, vinyl windows are not appropriate for buildings in</i>	The applicant proposes to use a window made of cellular PVC, which is not an approved material for use in City and Old Historic Districts. <u>Staff recommends the applicant</u>
--	--	--

56 # 4	<i>historic districts.</i>	<u>submit details for a window that meets the Commission <i>Guidelines</i> for administrative review and approval.</u>
Porches and Porch Details, pg. 49 #5	<i>Porch roofs are encouraged to utilize standing- or flat-lock metal seam roofs that are hand-seamed, or closely approximate handseaming. Seams that, in section, are large, rectangular seams, reminiscent of pre-formed seams utilized on prefabricated industrial or commercial structures, are not acceptable. Membrane roofs are acceptable substitutes for flat-lock seamed metal roofs.</i>	The applicant proposes a standing seam metal roof for the porch and false mansard. <u>Staff requests the applicant provide specifications about the dimensions of the standing seam for review and approval.</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

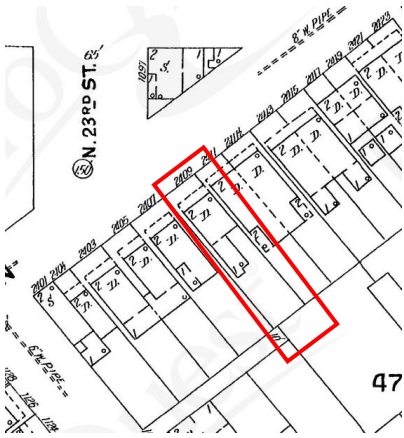


Figure 1. 1925 Sanborn map, note the house numbers have changed.

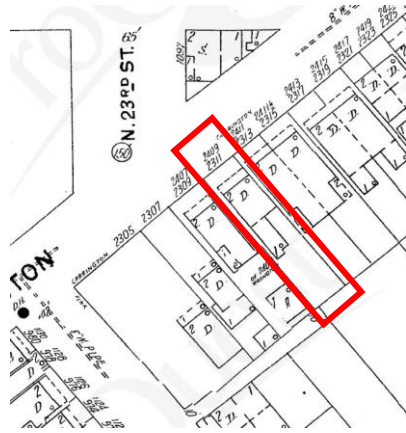


Figure 2. 1950 Sanborn map, note address changes.



Figure 3. 2311 Carrington Street, assessor photograph.



Figure 4. 2311 Carrington Street, current conditions.



Figure 5. 2313-2315 and 2317 Carrington Street.



Figure 6. 966, 970-972, and 976-978 Pink Street.