

9. COA-045475-2018

PUBLIC HEARING DATE

December 18, 2018

PROPERTY ADDRESS

530 North Boulevard

DISTRICT

Boulevard

Commission of Architectural Review

STAFF REPORT



APPLICANT

Affiliated Investments, LLC

STAFF CONTACT

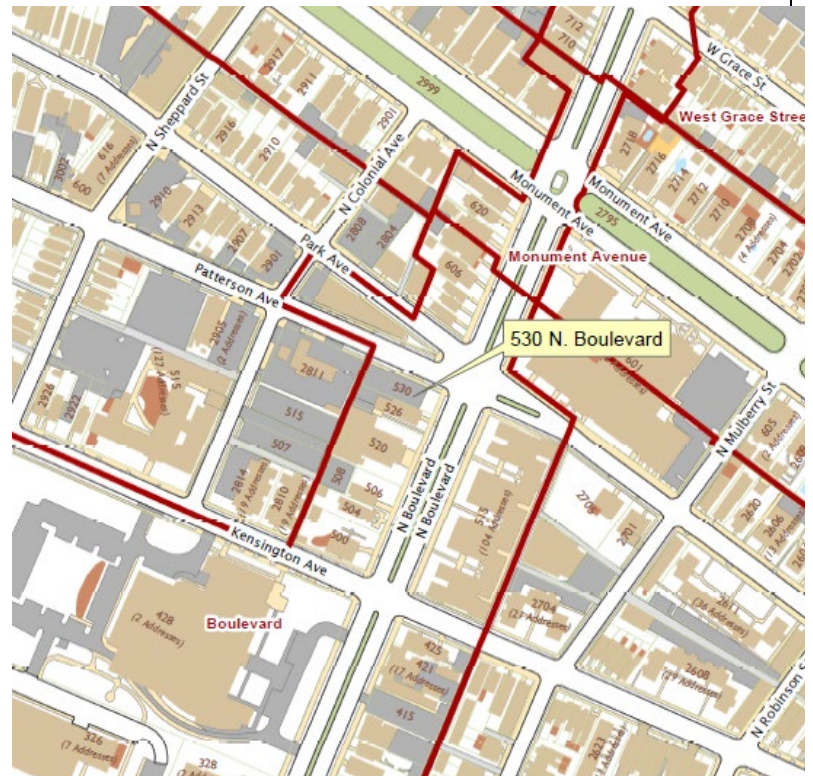
Carey L. Jones

PROJECT DESCRIPTION

Construction of a new multi-family residence on a vacant lot.

PROJECT DETAILS

- The applicant proposes to construct a new, multi-family residential building on the southwest corner of Patterson and North Boulevard. The new building will be three full stories in height with a recessed penthouse story.
- The proposed building will occupy the majority of the lot. The primary elevation will face North Boulevard and will feature a round, projecting tower and an angled wall. The elevation along Patterson Avenue will be gently curved.
- The North Boulevard entrance will be recessed with simple columns supporting the round tower. On Patterson Avenue the applicant proposes a garage entrance and secondary entrance into the building. An interior stair tower will be located along North Boulevard, and the corner of Patterson Avenue and the alley. The same column detail is replicated at the Patterson Avenue entrances.
- The Patterson Avenue entrance will also feature projecting bays with window openings on each floor and balconies on top of the bays. Additional balconies will be located above the garage entrance and on the alley elevation.
- The first story will be large smooth blocks with a smooth finish on the upper stories. Other details include decorative bands at each floor level and railings for the balconies.



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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 – Residential" on pages 46-51" with a particular focus on the "Standards for New Construction: Corner Properties - Residential" on page 48, of the Richmond Old and Historic District Handbook and Design Review Guidelines utilizing the Guidelines presented below.

PREVIOUS REVIEWS

The Commission previously reviewed a proposed building at this location during the March 27, 2018 meeting. At the time, the Commission expressed concerns about the setback, massing, entrance location, and exterior details. The applicant has redesigned the building to address staff and Commission concerns. The applicant has relocated the main entrance to North Boulevard, has incorporated balconies into the overall design concept, and has adjusted the North Boulevard setback.

SURROUNDING CONTEXT: Adjacent to the proposed project to the south is a three-story, two-bay, Colonial Revival brick home. The remainder of the east side of the subject block is developed with a Georgian Revival Church and two-and-one-half and three-story brick homes. The west side of the 500 block of North Boulevard is developed with the Tuscan Villa Apartments. This Spanish Eclectic style structure encompasses the entire block and includes front courtyards on North Boulevard and entrances onto North Boulevard, Patterson Avenue, and Kensington Avenue. At the convergence of Park and Patterson Avenues at North Boulevard is the three-story, brick structure whose site plan reflects the triangle lot on which it sits. The west side of the 600 block of North Boulevard is developed with three-story Colonial Revival apartment buildings and two-and-one-half story brick and stucco single-family homes. The east side of the 600 block of North Boulevard is developed with First Baptist Church. The Church is a tall two-story building with entrances on North Boulevard, Park Avenue, Mulberry Avenue, and Monument Avenue. The building on Patterson Avenue behind the subject lot is an auto body shop.

STAFF COMMENTS

- Staff requests the applicant submit the following for final review:
 - A narrative description of the proposed building and how it meets the *Guidelines*
 - A description of all exterior materials including windows specifications
 - Dimensioned elevations for all sides of the building
 - Context elevation with dimensions
- Staff requests details about the railing design for final review.

STAFF ANALYSIS

Siting, pg. 46, #s2-3	<p><i>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.</i></p>	The façade of the proposed building will align with the façade of the building at 526 North Boulevard. However, the projecting bay will project past the adjacent porch.
	<p><i>3. New buildings should face the most prominent street bordering the site.</i></p>	This is corner property with the primary entrance facing North Boulevard, the prominent street at this location.
Form, pg. 46 #s1-3	<p><i>1. New construction should use a building form compatible with that found elsewhere in the historic district.</i></p>	The surrounding area is a mix of building forms including churches, museums, multi-unit residential buildings with large courtyards, office buildings, and residences. The curve of the building along Patterson Avenue is reminiscent of the nearby Virginia Museum of History and Culture.
	<p><i>2. New residential construction should maintain the existing human scale of nearby historic residential construction in the district.</i></p>	The majority of the building is three stories in height, similar to the surrounding buildings. The penthouse level will be recessed.
	<p><i>3. New residential construction and additions should incorporate human-scale elements such as cornices, porches and front steps into their design.</i></p>	The building uses human-scale elements such as porches, columns, and a front entrance. The applicant proposes to use a round column with decorative band at the foundation level. The applicant further proposes to have a mix of engaged and free-standing columns. <u>Staff</u>

Height, Width, Proportion, & Massing, pg. 47, #s1-3	<p><i>1. New residential construction should respect the typical height of surrounding residential buildings.</i></p>	<p><u>recommends a more consistent column placement and removal of the decorative band to be more consistent with columns found in the district.</u></p> <p>The proposed building is three stories in height, with a recessed penthouse story. The building will be one story taller than the other buildings in the immediate area including the law office next door, the Tuscan Villas, the wedge-shaped building across Patterson Avenue, and the First Baptist Church. Staff notes there are other tall buildings in the surrounding area including the Virginia Museum of History and Culture and the former Johnston-Willis Hospital, now Kensington Court apartments, both on Kensington Avenue.</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 proposed building has vertically aligned windows on the projecting bays and tower, and on the front and side elevations.</p>
	<p><i>3. The cornice height should be compatible with that of adjacent historic buildings.</i></p>	<p>The cornice height is taller than the adjacent historic building.</p>
Standards for New Construction: Corner Properties – Residential, pg. 48	<p><i>1. Secondary elevations of corner properties should reference massing similar to other corner locations in the historic district.</i></p> <p><i>2. The material used in the primary elevation should be continued along the second, corner elevation.</i></p> <p><i>3. Particular attention should be paid to the height of foundations to create an appropriately scaled appearance that relates to neighboring structures and is consistent with neighboring properties.</i></p> <p><i>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.</i></p> <p><i>5. For residential corner properties, we strongly encourage the use of architectural elements that are typical of residential corner properties in Richmond's historic districts: porches that turn from primary to secondary elevations, corner towers, projecting bay windows, side entrances (including porticos, and shed roofs, where appropriate), side porches, lighting related to that on the primary elevation, and other similar treatments that treat the secondary corner elevation as an architecturally important elevation.</i></p>	<p>The proposed building carries horizontal elements from the façade to the side elevations including decorative horizontal bands at the floor levels. Staff recommends the decorative cornice be carried across the projecting tower for a more consistent appearance.</p> <p>While the applicant did not provide a context elevation with dimensions, it appears that the foundation is consistent with the Tuscan Villas across the street. The foundation of the immediately adjacent building is only visible on the side elevations, and appears to be shorter than the proposed building.</p> <p>While the applicant did not provide a dimensioned elevation, the fenestration pattern on the proposed building appears to meet the Guidelines in that the windows are an appropriate size, aligned vertically, and general follow the pattern found on the primary elevation.</p> <p>The proposed building continues the architectural details of the front elevation to the primary side and rear elevations. The proposed building incorporates projecting bays and porches on the side elevation. The entrances on the side elevation also carry through the columns used on the main entrance bay adding to the architectural cohesion of the building.</p>

Materials and
Colors, pg. 47,
#2

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

The rear elevation continues the architectural treatment on the primary and side elevations utilizing the same first floor material treatment, the same windows, and recessed porches.

The applicant has not provided details about the proposed materials; however it appears the materials will be a combination of stone at the base of the building and a smooth stucco finish on the upper stories. Staff finds that these materials are consistent with those found in the surrounding area. Staff requests the applicant submit exterior building materials for final review.

The applicant has also not provided window details, but based on the sketches provided staff believes the windows will be casement style windows. Staff finds a modern style window to be in keeping with the modern look of the building. Staff requests additional details about the windows, including style and materials, be submitted for final review.

FIGURES



Figure 1. 530 North Boulevard



Figure 2. North Boulevard and Patterson, looking northwest



Figure 3. First Baptist Church, looking east



Figure 4. Patterson and Park Avenues, looking west



Figure 5. Tuscan Villas, looking east



Figure 6. 530 N Boulevard, looking east