

2. COA-047101-2019

PUBLIC HEARING DATE

January 22, 2019

PROPERTY ADDRESS

2217-2219 Cedar Avenue

DISTRICT

Union Hill

APPLICANT

M. Jarreau

STAFF CONTACT

Carey L. Jones

Commission of Architectural Review

STAFF REPORT

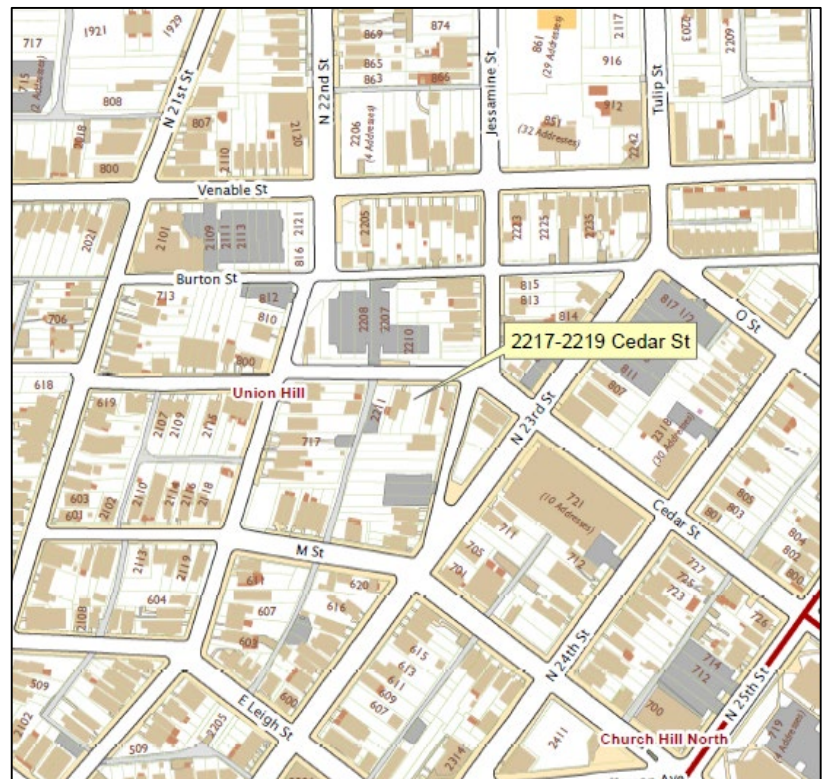


PROJECT DESCRIPTION

Construction of two attached single-family residences.

PROJECT DETAILS

- Construction of two semi-attached, two-story houses on a vacant lot.
- The building will have a shed roof covered in TPO, fiber cement exterior siding, and a parged foundation.
- Decorative details include a two-bay, centered porch with a TPO roof, decorative wood brackets, turned wood columns, brick piers and wood lattice.
- Fenestration includes paired two-over-two windows on the outer bays, identified as PVC on the window schedule.
- A steel door with transom is proposed for the front and rear doors.



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STAFF RECOMMENDATION

APPROVE WITH CONDITIONS

PREVIOUS REVIEWS

The Commission of Architectural Review conceptually reviewed this application at the December 18, 2018 meeting. During review of the application, staff recommended that the applicant align the windows on the visible side elevation, use a single porch column instead of a paired column, and the applicant reduce the amount of PVC used for the trim pieces. During the meeting, the Commission was generally in support of the project and encouraged the applicant to align the visible windows, to explore staggering the setback, to not use PVC for the decorative elements on the façade, to deepen the depth of the bays, and to be attentive the column and railing designs.

STAFF RECOMMENDED CONDITIONS

- A wood or aluminum clad wood window with true or simulated divided lights with exterior muntins and an interior spacer bar be submitted for administrative review and approval.
- The specifications for proposed cornice line panels and dentils, the porch details including beaded board

paneling, the decorative spandrels, and the brackets be submitted for administrative review and approval.

- The final paint colors be submitted for administrative review and approval.
- The location of the HVAC equipment be submitted for administrative review and approval.

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>3. <i>New buildings should face the most prominent street bordering the site.</i></p>	<p>The applicant has submitted a site plan which notes the face of the new construction will align with the face of the adjacent historic building at 2213-2215 Cedar Street. It appears the porch will project past the porch at 2213-2215 Cedar Street.</p> <p>The building faces Cedar Street, the prominent street for this lot.</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>2. <i>New residential construction should maintain the existing human scale of nearby historic residential construction in the district.</i></p> <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>The two-story, semi-attached house is consistent with others found in the area including the property at 2213-2215 Cedar Street.</p> <p>The proposed building is two stories in height and maintains the existing scale of the surrounding buildings.</p> <p>The proposed project incorporates human-scale elements including front porches, front steps, windows on each floor, and a decorative cornice.</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>2. <i>New residential construction should respect the vertical orientation typical of other residential properties in surrounding historic districts.</i></p> <p>3. <i>The cornice height should be compatible with that of adjacent historic buildings.</i></p>	<p>The proposed project is similar in height to houses in the surrounding area.</p> <p>The project façade maintains the vertical alignment and symmetry of surrounding buildings. The applicant has addressed staff and Commission concerns about the windows on the visible bays and has aligned the windows on the first two bays.</p> <p>The applicant has provided a context elevation, which indicates the cornice height is compatible with adjacent buildings.</p>
New Construction, Porches and Porch Details, pg. 49 #1	<p>1. <i>Porch railings and balustrades are important character-defining features of historic buildings. The proportions of these railings are a significant contributing feature to the appearance of both the individual structure and the character of the entire neighborhood.</i></p>	<p>The applicant has addressed staff and Commission concerns and has redesigned the porch to use single columns for each bay.</p>
New Construction, Doors and Windows, pg.	<p><i>Because the material cannot be manufactured to model effectively the appearance of historic windows, vinyl windows are not appropriate for contributing</i></p>	<p>As vinyl is not an approved material for use in the City and Old Historic Districts, staff recommends the applicant use a window that meets the Commission's Guidelines. <u>Staff</u></p>

56 #2	<i>buildings in historic districts.</i>	<u>recommends wood or aluminum clad wood windows with true or simulated divided lights with exterior muntins and an interior spacer bar be submitted for administrative review and approval.</u>
Materials and Colors, pg. 47, #2	<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>The applicant proposes to use PVC for the cornice line panels and dentils, the porch details including beaded board paneling, the decorative spandrels, and the brackets.</p> <p><u>Staff requests the final paint colors be submitted for administrative review and approval.</u></p>
Substitute Materials, pg. 60	<p><i>Painted PVC trim is an option that has limited application for use on historic properties. The use of painted PVC trim may be used on new freestanding buildings, secondary elevations with limited visibility from the public right-of-way, new additions with limited visibility from the public right-of-way, and new outbuildings. Painted PVC decorative features are an option that also have limited application for use on historic properties. Painted PVC decorative features (balusters, balustrades, columns, column capitals, cornice brackets, etc.) may be used as a substitute material for deteriorated wood and metal features. If the feature is missing, the applicant must provide physical or photographic evidence before approval will be granted.</i></p>	<p>The Guidelines state that PVC has limited application for new freestanding buildings. The Guidelines indicate that it should be used in areas of a building with limited visibility. Staff finds the extensive use of PVC decorative elements on the front porch and cornice line to be inconsistent with the Guidelines which call for its limited use. Staff finds that the building utilizes a traditional design with an emphasis on the entrance and cornice line. <u>Staff recommends the applicant submit the specifications for these important architectural features for administrative review and approval.</u></p>
Mechanical Equipment, pg. 68	<p><i>The visual impact of new mechanical equipment should be minimized to protect the historic character of the district.</i></p>	<p>The applicant has not provided information about the location of new mechanical equipment. The Guidelines recommend that HVAC equipment be located in a side or rear yard and that rooftop units should be located so that they are minimally visible from the right of way. <u>Staff requests the location of the HVAC equipment be submitted for administrative review and approval.</u></p>

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

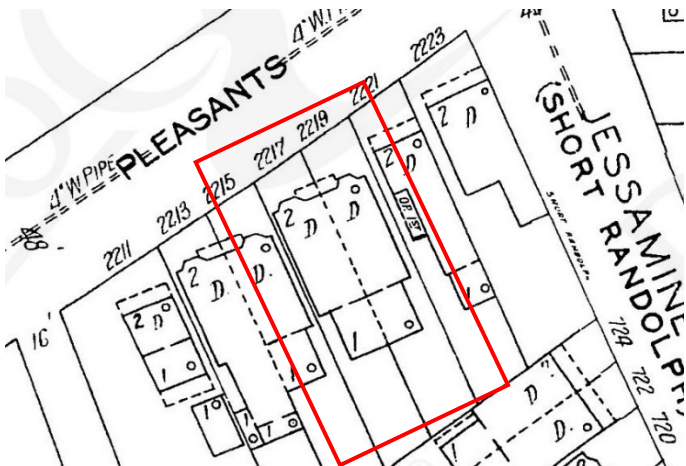


Figure 1. 1950 Sanborn Map

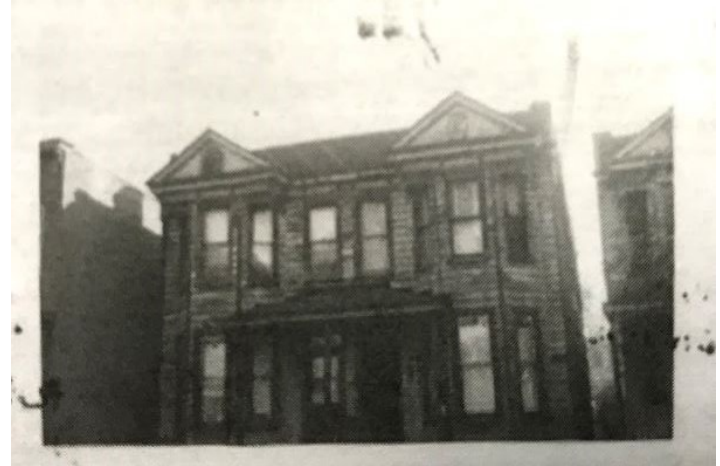


Figure 2. 2217-2219 Cedar Street, date unknown



Figure 3. 2217-2219 Cedar Street, looking south



Figure 4. South side of 2200 block of Cedar Street, looking south



Figure 5. North side of 2200 block Cedar St., looking northwest



Figure 6. 2213-2215 Cedar Street