

4. COA-065132-2019

PUBLIC HEARING DATE

December 17, 2019

PROPERTY ADDRESS

2009 Cedar Street

DISTRICT

Union Hill

APPLICANT

Eco Marble & Granite Inc.

STAFF CONTACT

C. Jones

Commission of Architectural Review

STAFF REPORT

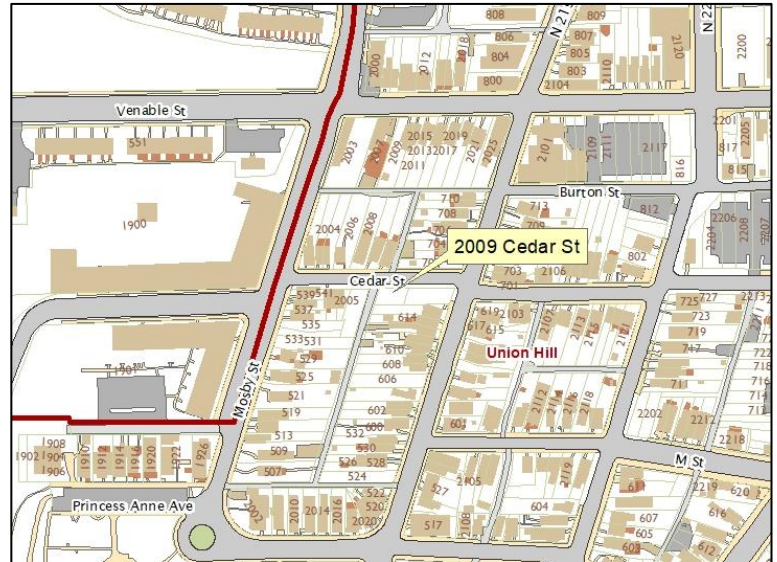


PROJECT DESCRIPTION

Construct a new single-family residence on a vacant lot.

PROJECT DETAILS

- The applicant proposes to construct a 2-story, rectangular-shaped residence on a vacant parcel.
- The residence will have a false mansard with a lower shed roof, will be 3 bays wide with a central entrance, and will have a slightly raised foundation. Located on the outer bays will be two-story projecting bays with pediments. A one-story entrance porch will be placed between the projecting bays.
- Fenestration on the façade includes single and paired 1/1 windows. On the side elevations there are single 1/1 windows.
- On the rear elevation the applicant proposes a secondary entrance with a single door and small deck and a number of window sizes.
- Proposed materials include a standing seam metal roof, hardiplank lap siding, PVC cornice details, and a brick veneer foundation.



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 previously reviewed this application at the November 26, 2019 meeting. During the meeting The Commission feedback primarily focused on the design and form of the proposed residence. The Commission encouraged a more modern design and felt that a design with a historic appearance invites comparisons to its neighbors, whereas a more modern design allows greater flexibility and leeway. The Commission suggested that the applicant change the roof form and configuration to be more in keeping with the neighboring properties. The Commission also suggested different ways the applicant could change the building form to allow for a porch, including a stepped design or flipping the design to have the porch face the alley. Other suggestions included reconsidering the fenestration pattern, including a larger window on the first floor, and removing the shutters.

STAFF RECOMMENDED CONDITIONS

- The windows be vertically aligned on the side and rear elevations.
- A door hood be added over the rear door.
- A low profile gutter be used, such as a ½ round, and details be submitted to staff for review and approval prior to applying for a building permit.
- The applicant submit the following to staff for review and approval prior to applying for a building permit:
 - a dimensioned context elevation, including the dimensioned heights for the adjacent buildings

- a full list of materials, including a window and door schedule
- details about the size and style of the porch columns and railings, gutters, and downspouts
- location of the HVAC equipment

STAFF ANALYSIS

| | | |
|---|---|--|
| Siting, pg. 46 | <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>The applicant has responded to Commission feedback and now proposes two projecting bay windows with a porch set between them. The face of the window bays will be 3'-10" from the front lot line and the face of the building will be approximately 5 feet. The porch will extend to the lot line. Staff notes that this is generally in keeping with the house at 2003-2005 Cedar Street which is of a similar architectural style. Staff notes that the adjacent lot faces North 21st Street, so there is not a street wall consideration, and the vacant lot across the alley will have a more modern design will patio and balconies, not a porch.</p> |
| Form, pg. 46 | <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 has responded to Commission feedback and changed the roof form to false mansard with a lower shed and a central front porch. Staff finds these changes reflect the scale of the nearby historic buildings.</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 applicant has responded to Commission feedback and now proposes a front porch, projecting bay windows, and a rear secondary entrance. Staff finds that this maintains the human scale of the district.</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 proposed building is almost 24 feet in height and staff finds that this is generally in keeping with the surrounding buildings. <u>Staff recommends the applicant submit a dimensioned context elevation, including the dimensioned heights for the adjacent buildings, for review and approval prior to the submission of a building permit application.</u></p> |
| | <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 has responded to Commission feedback and now proposes two projecting bays with vertically aligned windows and roof pediments. Staff finds that this reinforces the vertical orientation of the building and is in keeping with the properties found in the surrounding district. The applicant has also revised the side elevations; however, they still have an irregular window pattern and staff <u>recommends the applicant vertically align the windows on the side and rear elevations.</u></p> |
| | <p>3. <i>The cornice height should be compatible with that of adjacent historic buildings.</i></p> | <p>The applicant has not provided a dimensioned context elevation. Staff notes that the adjacent lot faces North 21st Street, and the building across the alley will have a modern design that</p> |

| | | |
|--|--|--|
| | | does not necessarily align with the surrounding buildings. Staff notes that the new construction across the alley will be three stories, approximately 33 feet, in height. <u>Staff recommends the applicant submit a dimensioned context elevation, including the dimensioned heights for the adjacent buildings, for review and approval prior to the submission of a building permit application.</u> |
| Materials and Colors, pg. 47, | <i>2. Materials used in new residential construction should be visually compatible with original materials used throughout the district.</i> | The applicant now proposes a standing seam metal roof and staff finds this is more in keeping with the surrounding properties. <u>Staff recommends the applicant submit a full list of materials, including a window and door schedule and information about the columns and porch railings, for staff review and approval.</u> |
| New Construction, Doors and Windows, pg. 49 #3 | <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 has responded to Commission feedback and now proposes single, 1/1 windows on all elevations. The applicant has also moved the side entrance to the rear elevation and staff finds this is more in keeping with the patterns found in the district. <u>Staff recommends that the applicant use a door hood for the rear door.</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 about the location of the HVAC equipment. <u>Staff recommends the applicant provide this information to staff prior to submitting for a building permit and for the mechanical permit.</u> |
| Shutters, pg. 70 | <i>21. Wood shutters must be functional (mounted on hinges) and not nailed or fixed to the wall surface. Fixed shutters were often used as enclosures on historic porches. New fixed shutters may be used to enclose a portion of a historic or new porch to conceal modern additions.</i> | The applicant has removed the shutters from the proposed plans. |
| Submission Materials Checklist, pg 9 | <i>Other Details as required (or requested) to describe the project – e.g. porch column and railing details; cornice, soffit and gutter details; door and window details, etc.</i> | The applicant has not provided information about the gutter details. <u>Staff recommends the applicant use a low profile gutter, such as a ½ round, and submit these details to staff for review and approval prior to applying for a building permit.</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. 2009 Cedar Street.



Figure 2. 2003-2005 Cedar Street.



Figure 3. 2000-2006 Cedar Street.



Figure 4. 2008-2012 Cedar Street.