

10. COA-063613-2019

PUBLIC HEARING DATE

November 26, 2019

PROPERTY ADDRESS

2117-2119 Carrington Street

DISTRICT

Union Hill

APPLICANT

Better Housing Coalition



STAFF CONTACT

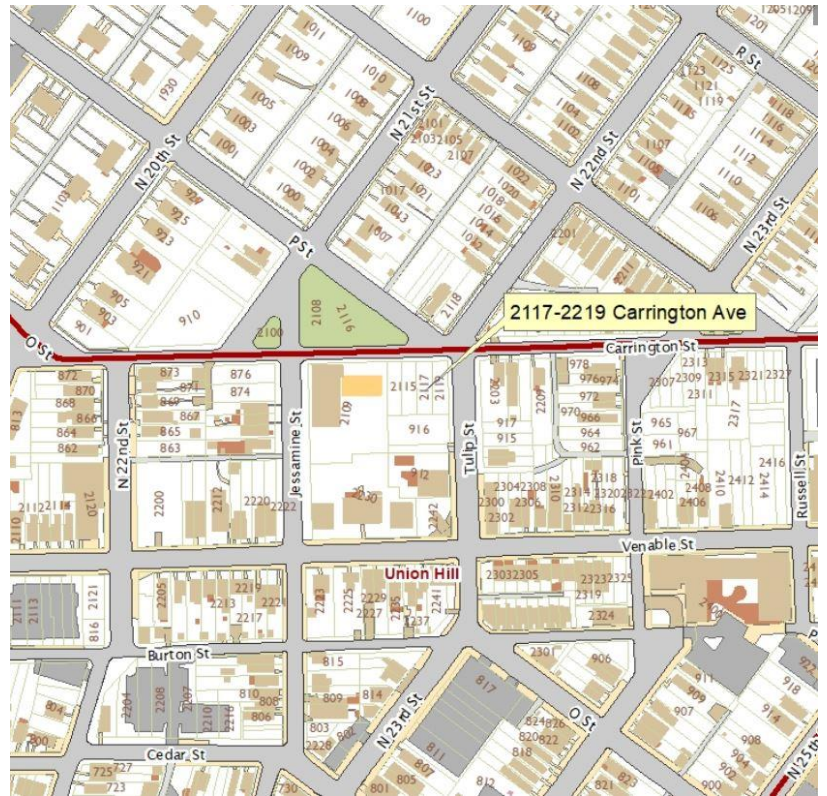
C. Jones

PROJECT DESCRIPTION

Construct two new two-story semi-attached residences on a corner lot.

PROJECT DETAILS

- The proposed residences will be semi-attached, 2 stories in height, 3 bays wide, and rectangular in form.
- The Carrington-facing façades will be symmetrical with recessed, centered-entrance doors, vertically and horizontally aligned windows, and vertical trim. A one-story porch will span the width of the building. The porch will feature a flat roof supported by square posts and a wood picket railing.
- The side elevations will be composed of horizontally aligned windows with four windows on the first story and two windows on the second story.
- The rear elevation has a paired entry door and single windows. A full-width deck will lead to the entry door.
- The applicant proposes anodized aluminum casement windows and metal paneled doors with a transom.



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The proposed materials and colors are:

Roof: shed roof TPO

Siding: cementitious lap siding at a 5 1/2" reveal, color to be determined

Foundation: brick veneer

Trim: Hardie 4" wide vertical trim at the corners; 8" wide frieze cornice line with a 12" wide hardie plank recessed plank

Fenestration: 1/1 in aluminum windows in a standard size and full-lite French doors on rear; front doors to be determined

Porch: 6" square metal clad posts and 1/2" diameter black vertical pickets railing

Rear deck: pressure treated wood and 1/2" diameter black vertical pickets railing

Other details include gutters and downspouts at the rear outer corners of the building

STAFF RECOMMENDATION

APPROVE WITH CONDITIONS

PREVIOUS REVIEWS

The Commission conceptually reviewed this application at the September 22, 2019 meeting. During the conceptual review the Commission was generally in favor of the application. The feedback from the Commission primarily focused on the 3-bay configuration, the exterior details, and the side yard setbacks. In terms of the façade configuration, the Commission questioned the use of a 3-bay configuration for a 2-unit building. As for the exterior details, the Commission suggested that the applicant utilize a panel or horizontal element to change the proportion and scale of the cornice line and that the window heads should align. The Commission also suggested that the size of the front and rear columns seems off, and that the front porch should probably have some slope for drainage. The Commission also commented on the proposed 10-foot side yard setback and questioned if this is in keeping with the surrounding area.

The applicant has responded to Commission feedback by:

- Removing the decorative details on porch and changing the roof profile
- Reducing the height of the parapet and simplifying the cornice line detail
- Adding a vertical band of windows on the first bay of the side elevations and using a standard size 1/1 window
- Revising the façade to cantilever the second floor over the recessed entry doors and added a trim piece to separate the units so it now reads as two units

STAFF RECOMMENDED CONDITIONS

- The applicant submit the exterior colors for review and approval.
- The applicant submit the front doors for review and approval.

STAFF ANALYSIS

Siting, pg. 46, #s2-3	<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>	The applicant has provided a site plan indicating the building face will be set back approximately 14 feet from the front yard and approximately 10 feet on the side yards. Staff notes there is a not a prevailing front and side yard setback as the lots are on a corner and the immediately adjacent lots are vacant.
Form, pg. 46 #s1-3	<i>3. New residential construction and additions should incorporate human-scale elements such as cornices, porches and front steps into their design.</i>	The applicant has updated the porch roof per the Commission feedback. The applicant now proposes a simplified cornice and frieze for the front porch <u>in keeping with the overall modern design of the building.</u>
Height, Width, Proportion, & Massing, pg. 47, #s1-3	<i>1. New residential construction should respect the typical height of surrounding residential buildings.</i>	According to the information supplied by the applicant, the roof peak of the proposed buildings will be 26'-2" +/- which is generally in keeping with the neighboring buildings which range in height from 2 to 4 stories.
	<i>2. New residential construction should respect the vertical orientation typical of other residential properties in surrounding historic districts.</i>	The applicant proposes vertically aligned windows on the front, side, and rear elevations, which is typical of the other residential properties in the surrounding district. Staff notes the window heads are now horizontally aligned.
	<i>3. The cornice height should be compatible with that of adjacent historic buildings.</i>	The applicant did not provide a context elevation, though staff notes the immediately adjacent lots are vacant and a 2-story building is in keeping with the building heights found in the surrounding area.

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 has updated the façade and side elevation cornice line. The design plans now include 8” wide solid frieze with a 12” wide plank reveal. Staff also notes the applicant now proposes a single color for the body of the exterior. <u>Staff recommends the applicant submit the exterior colors for review and approval.</u>
New Construction, Doors and Windows, pg. 49	<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 updated the plans for the side elevations and now proposes to align the window heads on the side elevations. The applicant has also updated the window lite configuration and now proposes a 1/1 window.
New Construction, Standards for New Construction: Corner Properties – Residential, pg. 48	<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>	Staff finds the proposed left side elevation does not incorporate the suggestions provided in the <i>Guidelines</i> for corner properties. Staff recommends the applicant incorporate design elements into the left side elevation to address the guidelines for new residential construction on corner properties.
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 updated the floor plans to show the location of the HVAC unit in the rear of the house.

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. 2117-2119 Carrington Street.



Figure 2. 2117-2219 Carrington Street.



Figure 3. New construction on the same block, facing Jessamine Street.



Figure 4. 2200 Block of Carrington Street.