

14. COA-063213-2019

PUBLIC HEARING DATE

November 26, 2019

PROPERTY ADDRESS

609 North 21st Street

DISTRICT

Union Hill

Commission of Architectural Review

STAFF REPORT



APPLICANT

Eco Marble & Granite Inc.

STAFF CONTACT

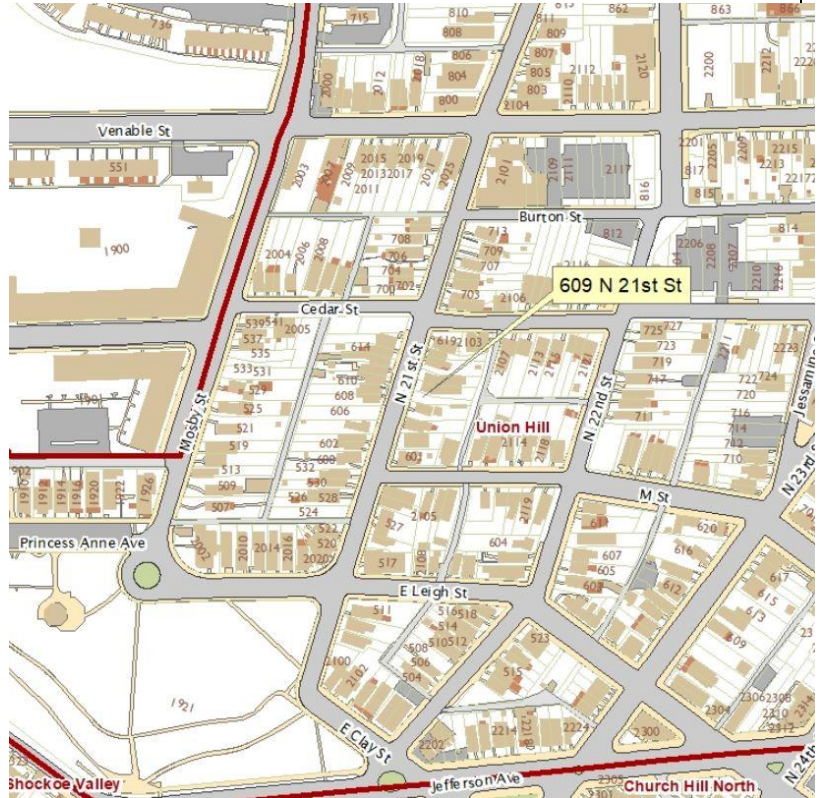
C. Jones

PROJECT DESCRIPTION

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

PROJECT DETAILS

- The applicant proposes to construct a 2-story, irregular-shaped residence on a vacant parcel.
- The residence will have a large side-gable roof, be 2 bays wide with a side entrance, and sit on a raised foundation.
- Fenestration on the façade includes paired 6/6 windows. On the side and rear elevations the fenestration pattern varies and includes single and paired windows of different sizes.
- Exterior details included two pedimented-roof dormers on the front roof slope, a large shed roof dormer on the rear roof slope, and a one-bay, front-gable entry porch.
- Proposed materials include an asphalt shingle roof, hardiplank lap siding, PVC cornice details, and a brick foundation.



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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" on pages 44, and 46-56 of the Richmond Old and Historic District Handbook and Design Review Guidelines utilizing the Guidelines presented below.

PREVIOUS REVIEWS

The Commission has not previously reviewed this application.

SURROUNDING CONTEXT

The surrounding area is primarily residential in character with a mix of detached and semi-attached houses in the immediate vicinity. The residential buildings are primarily 2 stories in height and are either 2 or 3 bays wide. The majority of the buildings that are 2 bays wide have a 2-story projecting bay while the majority of the 3-bay houses have a flat façade. Roof forms are typically either a low-pitched side gable roof with a shed

roof extension or a false mansard with a gently sloping shed roof. Exterior details include decorative cornice lines, heavy window lintels and sills, and decorative porch brackets. The majority of the buildings are either masonry or frame construction.

STAFF COMMENTS

Staff recommends the applicant:

- reduce the height of the roof, reconsider the form, remove the dormers and use low-profile standing seam metal on the visible portions
- reconsider the fenestration pattern on the façade and use single, 1/1 windows

Staff requests the applicant submit:

- a complete application checklist
- a context site plan
- a context elevation
- a set of fully dimensioned elevations
- the location of the HVAC equipment
- a written description of the proposed project and how it is in keeping with the *Guidelines*,
- a complete description of the materials including a window and door schedule and the front porch columns and railings
- information about any gutters and downspouts
- information about any proposed site improvements, including walkways and any proposed regrading to address the site conditions

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>The façade of the building will be set back approximately 9 feet. <u>Staff requests the applicant provide a context site plan in a subsequent application.</u></p>
	<p>3. <i>New buildings should face the most prominent street bordering the site.</i></p>	<p>The proposed building faces 21st Street, the prominent street bordering the site.</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>The applicant proposes an irregular-shaped building that conforms to the shape of the lot. Staff finds that this building is in keeping with building forms found in the surrounding area.</p>
	<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 proposes a 2-story building with a large side-gable roof, roof dormers, and lower front gable sections. Staff finds that there is a variety of building heights in the surrounding area and that the proposed 2-story building is in keeping with those found in the district. Staff also finds that a large, front-gable roof with dormers is not a form found in the district. Staff recommends that <u>the applicant use a different roof form, such as a shed roof or low-pitched side gable roof, to be more in keeping with the surrounding area. Staff requests that applicant submit a context elevation with the next application.</u></p>
	<p>3. <i>New residential construction and additions should incorporate human-scale elements such as cornices, porches and</i></p>	<p>The applicant proposes a 1-story, 1-bay portico on the facade. Staff finds that the majority of the properties in the surrounding</p>

	<i>front steps into their design.</i>	area with a flat façade utilize a 1-story, full-width porch instead of a 1-bay portico. Staff notes the building at 607 N 21 st Street has a one-bay portico with a very gently sloping, almost flat roof.
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 applicant has not provided a fully dimensioned elevation. Staff notes that the steeply pitched gable roof and dormers appear to be larger than the surrounding properties and recommends <u>the applicant reduce the height of the roof and remove the dormers.</u> <u>Staff requests the applicant submit fully dimensioned elevations.</u></p> <p>The applicant proposes vertically and horizontally aligned windows on the façade. Staff finds this is in keeping with patterns found in the surrounding area.</p> <p>The applicant has not provided information about the height of the proposed cornice in comparison to those found in the surrounding area. <u>Staff requests the applicant submit fully dimensioned elevations and a dimensioned context elevation.</u></p> <p>Staff finds the roof form to not be in keeping with the general massing of buildings in the surrounding area. <u>Staff recommends that applicant redesign the roof to lower the overall profile.</u></p>
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>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>The applicant proposes hardiplank siding on the body of the residence and staff finds that this is in keeping with the <i>Guidelines</i> provided the siding is smooth and without a bead. Staff finds the proposed asphalt shingle roof is not in keeping with the <i>Guidelines</i> and <u>recommends the applicant use a low-profile standing seam metal roof to be more in keeping with the original materials used throughout the district.</u> <u>Staff requests the applicant include a window and door schedule with materials in a subsequent application.</u> <u>Staff also requests information about the porch columns and railings.</u></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>	The applicant proposes paired, 6/6 windows on the façade and side elevations. Staff recommends that <u>the applicant reconsider the fenestration pattern to use single, 1/1 windows on the façade and visible side elevations.</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. Staff requests the applicant provide this information in a subsequent application.
Standards for Site Improvements, pg. 76	<i>7. Sidewalks and curbs should be built of common building materials found throughout the District. Generally, simple paving designs are more compatible with the diverse building styles and better unify the various elements found on streets throughout Old and Historic Districts. The use of more than two paving materials within an area is discouraged.</i>	Staff notes that the neighboring properties have paved walkways leading from the front steps to sidewalk. <u>Staff requests information about any proposed site improvements, including walkways.</u>
Building and Site Accessibility, pg. 79	<i>Regrading is any adjustment made to the slope or land leading up to any exterior entrance to a property.</i>	Staff notes the site is elevated with a slight rise and requests <u>the applicant provide information about any proposed regrading to address the site conditions.</u>

FIGURES

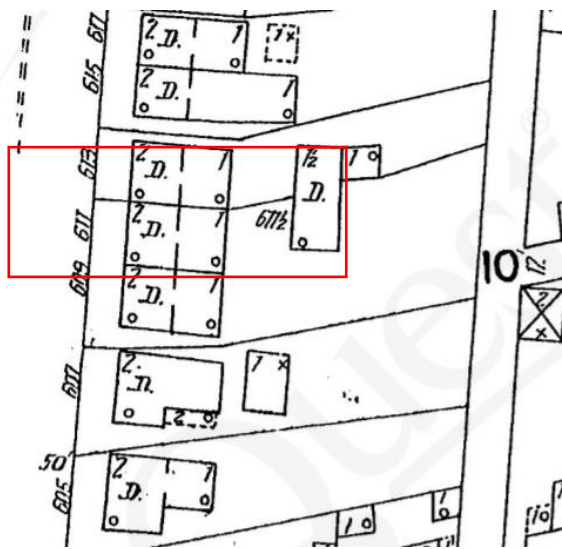


Figure 1. 609 N. 21st Street, 1905 Sanborn map.



Figure 2. 609 N. 21st Street, 1950 Sanborn map.



Figure 3. 609 N. 21st Street.



Figure 4. 607 N. 21st Street.



Figure 5. 611-613 N. 21st Street.



Figure 6. 615-619 N. 21st Street.



Figure 7. 612-616 N. 21st Street.



Figure 8. 608-612 N. 21st Street.