

5. COA-052322-2019

PUBLIC HEARING DATE

April 23, 2019

PROPERTY ADDRESS

411 North 22nd Street

DISTRICT

Church Hill North

APPLICANT

R. & M. Ferguson

STAFF CONTACT

C. Jones

Commission of
Architectural Review

STAFF REPORT



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

PROJECT DETAILS

- The applicant requests permission to construct a single-family house on a narrow, vacant lot. The proposed building is two stories in height, three bays wide and has a shed roof and a two-story, full-width porch on the façade.
- The applicant proposes to incorporate a garage into the rear of the building with access from the existing alley.
- Exterior materials include smooth hardiplank in Evening Blue and hardiplank trim in Arctic White; wood aluminum-clad windows, wood four-panel doors with transoms, and a six-panel metal garage door in the alley-facing elevation. Richmond rail, roof-mounted HVAC units, and half-circle gutters are also proposed.
- Decorative details includes a cornice line with corbels and panels, and decorative lintels on the façade. The applicant proposes to use Fypon for the decorative details.



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STAFF RECOMMENDATION

DEFER

STAFF COMMENTS

The applicant has applied to the Board of Zoning Appeals to waive the three-foot setback requirement for both side yards. The Board of Zoning Appeals will hear the case at the May 1st, 1:00 PM meeting. If the BZA denies the applicant's request, the width of the house will need to be reduced to fourteen feet and the applicant will need to return to the Commission with revised plans.

Staff has been informed by Zoning staff that the proposed garage does not meet the drive aisle and stall depth requirements for a garage. The applicant is also seeking a variance to these requirements. Staff does not believe that the garage, as currently proposed, will result in a useable parking space.

PREVIOUS REVIEWS

The Commission conceptually reviewed this application at the March 26, 2019 meeting. The Commission primarily focused on the decorative details, interior garage, and grading issues present at the site. The primary focus of the conceptual review was the proposed internal garage. The Commission members commented on the design of the internal garage and suggested reconfiguring the internal space and setting the garage in to create physical separation between the main portion of the house and the garage. Commission members further suggested that setting the garage in a few feet could reduce the size of the door and that if the garage

remains an interior garage that care needed to be taken with the design and details. In terms of the decorative details, the Commission members generally recommended simplifying some of the exterior detailing including the keystones and adding a column to the front porch to create visual balance. The Commission members also suggested lining up the cornice corbels with the window edges. A further suggestion was made to use higher quality materials. The Commissioners also commented on the fenestration patterns and suggested greater consistency in window size and alignment. The Commission members also expressed concern about the site grading and requested that the applicant provide a topographic survey and update the application to show a clear articulation of the grade and how the applicant will address the topography.

The applicant responded to the Commission suggestion to simplify the exterior details and adjust the fenestration patterns. However, the applicant did not respond to the Commission's request to physically differentiate the garage from the main house. Instead, the applicant proposes the use of board and batten siding to visually differentiate garage space.

STAFF RECOMMENDATIONS:

- Staff suggests the applicant reduce the length of the house, to be more in keeping with other houses in the district, and to allow for an angled parking space in the rear yard of the property and for the HVAC equipment to be located in the side or rear yard.
- Staff recommends if the applicant is allowed to retain the interior garage, then the applicant remove the decorative board and batten and door hardware and add additional fenestration above the garage doors to balance the appearance of the elevation.
- The applicant submit window specifications that meet the *Guidelines*.
- The applicant submit a topographic map, available from the City's GIS program, and a written narrative as to how the grading will be addressed.
- The applicant submit information about the retaining wall, including the length, height, and materials, and how it will interact with the proposed fence.

STAFF ANALYSIS

Form, pg. 46
#s1, 3

1. New construction should use a building form compatible with that found elsewhere in the historic district.

The applicant proposes a side-loaded garage with access from the alley in order to provide the required parking space for a residential building. Staff finds that this is not a form typically found in urban districts. Staff believes that due to the width of the alley, the garage will not be accessible for a car. Further, staff finds that the proposed house is almost twenty feet longer than the neighboring houses. Staff recommends the applicant reduce the length of the house, to be more in keeping with other houses in the district, and to allow for an angled parking space in the rear yard of the property. This would also make space for the HVAC equipment on the ground, as recommended in the *Guidelines*.

3. New residential construction and additions should incorporate human-scale elements such as cornices, porches and front steps into their design.

The applicant has responded to Commission suggestions and has narrowed the stairs and moved the column to between the door and the middle window.

The applicant has removed the decorative keystones and brackets around the windows and aligned the cornice line brackets with the façade windows.

New

3. The size, proportion, and spacing

The applicant has responded to Commission

Construction, Doors and Windows, pg. 49 #3

patterns of doors and window openings on free standing, new construction should be compatible with patterns established within the district.

feedback and reconfigured the window patterns. On the south (labeled west in the plans) the applicant has removed the narrow transom windows and now proposes a more consistent window size. On the north, alley-facing, (labeled east in the plans) elevation the applicant has replaced the small window on the first floor with a consistently sized window.

In an attempt to differentiate the garage from the remainder of the building, as suggested by the Commission members, the applicant proposes to frame the garage in gray board and batten. Staff finds this does not respond to the Commission recommendation to physically differentiate the garage from the side wall and recommends against the board and batten material, which is not consistent with materials found in the district. Staff also finds that while the applicant has reconfigured the alley side fenestration pattern, the plans still include a large solid space above the garage door opening. Staff recommends if the applicant is allowed to retain the interior garage, then the applicant remove the decorative board and batten and door hardware and add additional fenestration above the garage.

New Construction, Doors and Windows, pg. 56

4. Because the material cannot be manufactured to model effectively the appearance of historic windows, vinyl windows are not appropriate for buildings in historic districts.

The applicant proposes to use the MW Jefferson 300 series window. Staff has determined that these do not meet the *Guidelines*. Staff requests the applicant submit additional window specifications for a window that meets the *Guidelines* for staff review and approval.

Mechanical Equipment, pg. 68, #1

1. New units should be placed in side or rear yards so as to minimize their visual impact. Side yard units should be located as far away from the front of the building as possible.

Staff recommends that the HVAC equipment be located in the rear or side yard.

Building and Site Accessibility, pg. 79

Regrading is any adjustment made to the slope or land leading up to any exterior entrance to a property.

The applicant has not provided information, as requested by the Commission, about how the site grade will be addressed prior to construction. Staff requests the applicant submit a topographic map, available from the City's GIS program, and a written narrative as to how the grading will be addressed.

Staff notes the applicant has stated in the application that a retaining wall will be constructed as necessary. Staff requests the applicant submit information about the retaining wall, including the length, height, materials, and how it will interact with the proposed fence.

FIGURES

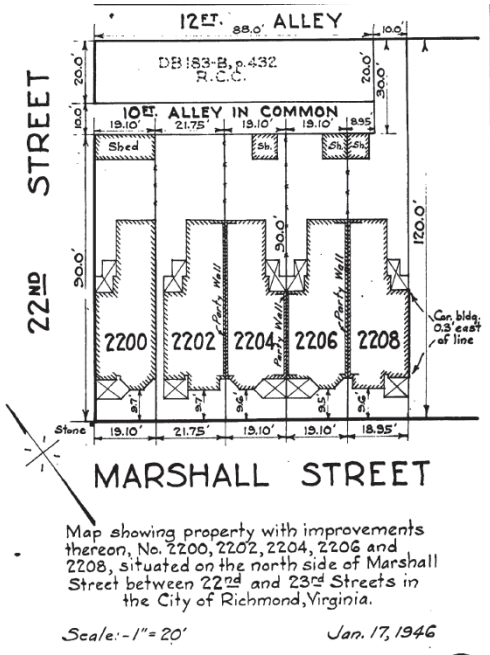


Figure 1. 1946 Survey indicating common alley at the rear of East Marshall Street properties.

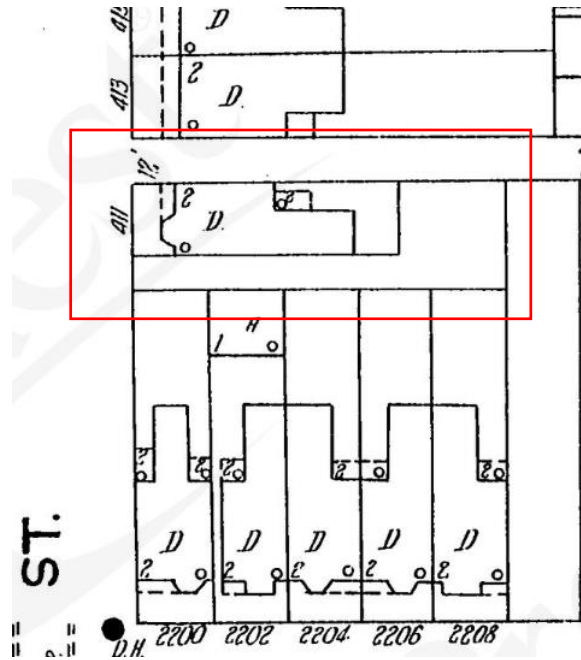


Figure 2. 1925 Sanborn Map.



Figure 35. 411 North 22nd Street.



Figure 46. 411 North 22nd Street, view of rear of property from alley.