

17. COA-055425-2019

PUBLIC HEARING DATE

June 25, 2019

PROPERTY ADDRESS

3019-3021 East Marshall Street

DISTRICT

St. John's Church

APPLICANT

Center Creek Homes

STAFF CONTACT

C. Jones

Commission of
Architectural Review

STAFF REPORT

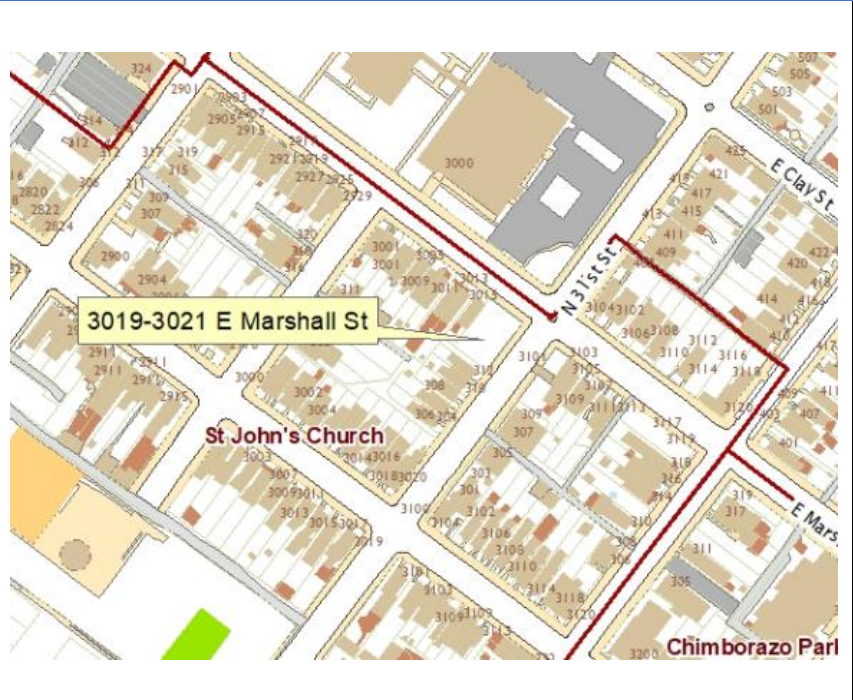


PROJECT DESCRIPTION

Construct two new single-family, semi-attached residences on a vacant corner lot.

PROJECT DETAILS

- The proposed residences will be two stories in height, three bays wide, and rectangular in form.
- The residences will face East Marshall Street. The facades will be symmetrical with a side entrance door, and vertically and horizontally aligned windows. A one-story porch will span the width of each façade. The porch will feature a hipped roof supported by square posts and a horizontal steel railing.
- The side elevations will mostly be composed of vertically and horizontally aligned windows.
- The rear elevation will have a single entry door and paired two-over-two windows. A small, deck will lead to the entry door.
- The applicant proposes two-over-two windows on the front, side, and rear elevations and ½-lite paneled doors.



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The proposed materials and colors are:

Roof: front: 16" wide standing seam in aged bronze; shed roof: white TPO

Siding: Hardie siding with a 6" reveal lap siding, in arctic white; foundation: parged foundation and porch piers, painted dark grey or black

Trim: Hardie composite trim in arctic white

Windows: Plygem 200 series, painted black; doors: half glass, painted sun dried tomato red or rainstorm blue

Porch roof 16" wide standing seam in aged bronze with white square posts with a recess/panel and black horizontal steel railing

Rear deck: pressure treated wood in natural

Other details include aluminum gutters and downspouts and black wall mounted lanterns

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 nature. East Marshall Street is generally developed with single-family, freestanding, frame residences in a variety of styles. Common architectural features include one-story, full-width porches, consistent fenestration patterns, and traditional exterior details. Across the street from the property site is Chimborazo Elementary School, a brick and concrete school that occupies the entire block. North 31st Street is also mostly developed with single and multiple family residential buildings. Common architectural details include frame construction; one-story, one-bay porches; and projecting bays.

STAFF COMMENTS

- Staff recommends the applicant reconsider the traditional design elements, including the porch roof and window lite configuration, to be more in keeping with the modern design elements.
- The applicant consider a treatment of the side elevation that references the guidelines for new residential construction on corner properties.

STAFF ANALYSIS

Siting, pg. 46, #s2-3	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>	The applicant has provided a context site plan indicating the building face will align with the building next door at 3017 East Marshall Street.
	3. <i>New buildings should face the most prominent street bordering the site.</i>	The building will face East Marshall Street, the prominent street bordering the site.
Form, pg. 46 #s1-3	1. <i>New construction should use a building form compatible with that found elsewhere in the historic district.</i>	The two-story, three-bay, rectangular form is in keeping with the surrounding residential buildings.
	2. <i>New residential construction should maintain the existing human scale of nearby historic residential construction in the district.</i>	The applicant proposes a two-story, three-bay building with a one-story porch. Staff finds this is in keeping with the human scale of the adjacent residential buildings in the district.
	3. <i>New residential construction and additions should incorporate human-scale elements such as cornices, porches and front steps into their design.</i>	The applicant proposes a full-width porch and front steps on each façade, which is in keeping with the other residential buildings in the surrounding area. Staff finds the hipped porch roof to be incongruous with the modern design of the columns and railings. <u>Staff recommends the applicant consider a porch roof that is more in keeping with the overall modern design of the building and still provides some mass to the facade.</u>
Height, Width, Proportion, & Massing, pg. 47, #s1-3	1. <i>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 27'-3" +/- which is approximately 2' taller than the neighboring building.
	2. <i>New residential construction should respect the vertical orientation typical of</i>	The applicant proposes vertically aligned windows on the front, side, and rear elevations

	<i>other residential properties in surrounding historic districts.</i>	which is typical of the other residential properties in the surrounding district.
	<i>3. The cornice height should be compatible with that of adjacent historic buildings.</i>	Based on the context elevation provided by the applicant the proposed cornice height appears to be compatible with the adjacent residential building.
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 proposed building materials and colors are compatible with the original materials found in the district.
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 proposes a vertically and horizontally aligned fenestration pattern with larger windows on the first story, which is in keeping with the patterns established in the district. Staff finds the two-over-two window configuration is not in keeping with overall modern design of the building and <u>recommends the applicant utilize a simplified light configuration.</u>
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 and the applicant have discussed the corner property guidelines for new residential construction and ways to incorporate them into the design that is also in keeping with the zoning setback requirements. 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 not provided information on the location of any mechanical equipment and staff requests this be included in the application for final review.

FIGURES



Figure 1. 3019-3021 East Marshall Street.



Figure 2. 3017 East Marshall Street.



Figure 3. 33013-3015 and 3011 East Marshall Street.



Figure 4. 3007 East Marshall Street.



Figure 5. 3100 block of East Marshall Street.



Figure 6. 300 block of North 31st Street.



Figure 7. 3020 East Broad Street, North 31st Street elevation.



Figure 8. 3100 East Broad/3013-303 North 31st Street.