



Staff Report
City of Richmond, Virginia



Commission of Architectural Review

7. COA-123393-2023	Final Review	Meeting Date: 1/24/2023
Applicant/Petitioner	Siwel Renovations LLC	
Project Description	Construct a new four-story, multi-family building on a vacant lot.	
Project Location		
Address: 2818 Monument Avenue		
Historic District: Monument Avenue		
<p>High-Level Details:</p> <p>The applicant requests conceptual review of a proposal to construct a 4-story, multi-family building on a vacant lot.</p> <p>The proposed building will be traditional in design, having a 3-story covered front porches, a brick facades, and large columns and decorative railings, common architectural features found within 2800 block of Monument Ave.</p> <p>This project will need to obtain a Special Use Permit after CAR final approval.</p>		
Staff Recommendation	Approval, with Conditions	
Staff Contact	Alex Dandridge, alex.dandridge@rva.gov , (804) 646-6569	
Previous Reviews	<p>This application was conceptually reviewed by the Commission at the September 2022 meeting. The Commission was overall supportive of the proposed conceptual design and applauded the implementation of a more traditional design which is better suited for Monument Avenue than something more contemporary. Due to such a design, the Commission asked that as many details on all building elements be submitted with the final review. It was suggested that bring some materials samples to the final review such as brick or trim would be beneficial to understanding the final appearance of the building.</p>	
Staff Recommendations	<ul style="list-style-type: none"> • Staff recommends that all final window and door specifications be submitted for administrative review and approval. • Staff recommends that all mechanical equipment be located in a location 	

	<p>that is screened from the public right-of way, including the rear alley.</p> <ul style="list-style-type: none"> Staff recommends that to confirm that the height of the new construction will be similar to the neighboring buildings, a dimensioned drawing that labels the heights of the neighboring buildings be submitted to staff for review.
--	---

Staff Analysis

Guideline Reference	Reference Text	Analysis
Siting, pg. 46, #s 2-3	<ol style="list-style-type: none"> <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> <i>New buildings should face the most prominent street bordering the site.</i> 	<p>The face of the proposed new construction appears to have the same setback as the neighboring existing buildings. The 2800 block of Monument Avenue features multi-family buildings with uniform setbacks. Front balconies and porches project into the front yard of some of the buildings.</p> <p>The building will face Monument Avenue, the most prominent street.</p>
Form, pg. 46 #s1-3	<ol style="list-style-type: none"> <i>New construction should use a building form compatible with that found elsewhere in the historic district.</i> <i>New residential construction should maintain the existing human scale of nearby historic residential construction in the district.</i> <i>New residential construction and additions should incorporate human-scale elements such as cornices, porches and front steps into their design.</i> 	<p>The new construction will be more traditional in design, referencing the Colonial Revival style commonly found in the district. During the conceptual review the Commission asked that the applicant submit additional detail and dimension of architectural elements. The applicants has submitted these details with their final application for commission review.</p> <p>The building will feature a three-story front façade balcony, a flat roof with a decorative parapet wall, brick veneer, and will feature decorative railings and decorative concrete lintels, all which are common architectural features within the district.</p> <p>The front and rear covered porches will feature large square columns with recessed panels.</p> <p>One of the most prevalent architectural and human scale features of this block of Monument Avenue are the front facade balconies. Balconies in this district provide valuable outdoor space to residents of the various multi-family buildings, serving as a connection between the building and public right-of-way.</p>

<p>Height, Width, Proportion, & Massing, pg. 47, #s 1-3</p>	<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 project is of similar width to the existing buildings on the block and maintains the vertical alignment and symmetry of doors and windows found on neighboring buildings. While most of the east and west side elevation will not be visible, the proposed building will be longer than the two neighboring buildings.</p> <p>The conceptual rendering submitted in the application demonstrates that the new construction will be a similar height to the neighboring buildings, however heights for the neighboring building were not provided with the application. <u>Staff recommends that to confirm that the height of the new construction will be similar to the neighboring buildings, a dimensioned drawing that labels the heights of the neighboring buildings be submitted to staff for review.</u></p>
<p>Materials and Colors, pg. 47, #2</p>	<p>2. <i>Materials used in new residential construction should be visually compatible with original materials used throughout the district.</i></p>	<p>The entirety of the building will be clad in brick. Staff finds that brick is an appropriate material for the district.</p> <p>A mix of PVC, fiberglass, and aluminum will be used for other architectural elements on the building such as the large front square columns, railings, and window treatment.</p> <p>Specifically, exterior windows and doors will be aluminum clad wood, the main front entry door will be wood; medallion and corbel details will be made of Fypon simulated wood; railings will be powder coated aluminum with a Chippendale design on the front façade and a vertical picket design on the rear porch; and large 16"x16" square columns will be made of fiberglass.</p> <p>The primary entrance to the building will have brick steps with bluestone treads.</p> <p>Staff notes that the Commission approved a similar material palate for a new construction on the south side of Monument Avenue - 2901 Monument Avenue (See figures 2 & 9).</p>

		<u>Staff recommends that all final window and door specifications be submitted for administrative 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>	Staff finds that the spacing of the windows and doors are compatible with patterns established within the district.
Mechanical Equipment, pg. 68	<i>The visual impact of new mechanical equipment should be minimized to protect the historic character of the district.</i>	<u>Staff recommends that all mechanical equipment be located in a location that is screened from the public right-of way, including the rear alley. HVAC location to be submitted with the final review.</u>
Site Improvements, Sidewalks & Curbs, 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>	There are a variety of front sidewalk materials within the district including concrete, brick, and tile. Staff recommends that any front yard hardscaping be compatible with historic hardscaping materials found within the district.

Figures



Figure 1. View of vacant lot from Monument Avenue.



Figure 2. 2901 Monument Ave - New Construction



Figure 3. Alley view - looking west.



Figure 4. View of vacant lot from alley.



Figure 5. Treated lumber rear decks on adjacent property.

Figure 6. Context block photo - looking east.



Figure 7. Context block photo - looking west.



Figure 8. View of vacant lot from south side of Monument Avenue.



Figure 9. 2901 Monument. New constuction with substitute materials.

