

### 3. COA-065130-2019

PUBLIC HEARING DATE

December 17, 2019

PROPERTY ADDRESS

800-802 Jessamine

DISTRICT

Union Hill

APPLICANT

Eco Marble & Granite Inc.

STAFF CONTACT

C. Jones

# Commission of Architectural Review

## STAFF REPORT

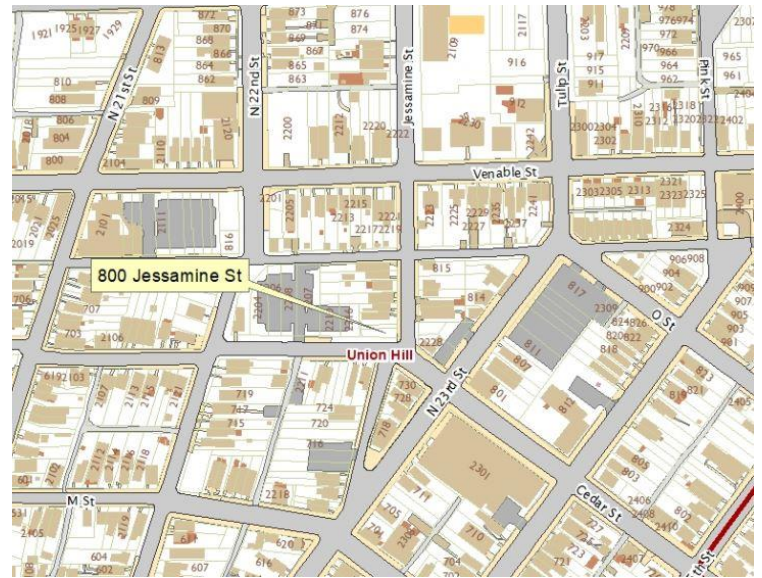


#### PROJECT DESCRIPTION

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

#### PROJECT DETAILS

- The applicant proposes to construct a 2-story, rectangular-shaped residence on a vacant parcel.
- The residence will have a cross gable roof, be 3 bays wide with a side entrance, and have a slightly raised foundation.
- Fenestration on the façade includes single 1/1 windows. On the side and rear elevations the fenestration pattern varies and includes single and paired windows of different sizes.
- The rear elevation also has a set of paired doors leading to a small deck.
- Proposed materials include a standing seam metal roof, hardiplank lap siding, PVC cornice details, and a brick foundation.



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STAFF RECOMMENDATION

### APPROVE WITH CONDITIONS

#### PREVIOUS REVIEWS

The Commission previously reviewed this application at the conceptual level during the November 26th, 2019 meeting. During the conceptual review the Commission mentioned a preference for more simplified and contemporary design. The Commission primarily addressed the roof form and materials, the design details, and site conditions. For the roof form and materials, the Commission commented on the roof pitch and size in relation to the properties in the surrounding area. In terms of the design details, the Commission commented on the size of the front porch and the orientation of the proposed front porch stair. For the porch, the Commission recommended a full width porch, and for the stairs, the Commission noted a preference for the stairs to be oriented toward the sidewalk rather than to the side. As for the design details, the Commission recommended the applicant consider a wrap-around porch or other design elements to address the corner location. Finally, the Commission expressed concern with the site conditions, including the existing historic concrete wall.

The Commission also received public comment concerning the location of the trash cans.

#### STAFF RECOMMENDED CONDITIONS

- The applicant use a larger window on the first story
- The applicant add additional windows on the second story of the rear elevation to be more in keeping with those patterns found in the surrounding area
- The applicant submit the following to staff for review and approval prior to applying for a building permit:
  - a dimensioned context elevation, including the dimensioned heights for the adjacent buildings

- a context site plan, including the setback of the proposed and adjacent building porches and façades
- a full list of materials, including a window and door schedule
- details about the size and style of the porch columns and railings, gutters, and downspouts
- location of the HVAC equipment
- any proposed site improvements, including walkways and proposed regrading to address the site conditions.

### STAFF ANALYSIS

Siting, pg. 46	<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 updated the site plan to indicate that the face of the house will be set back 8 feet from the front lot line. However, the applicant did not provide a context site plan. Staff notes there are a variety of setbacks on the blocks and <u>recommends the applicant provide a context site plan for staff review and approval.</u>
Form, pg. 46 #s2-3	<i>2. New residential construction should maintain the existing human scale of nearby historic residential construction in the district.</i>	The applicant has responded to Commission feedback and has lowered the pitch of the cross gable roof. Staff finds this is more in keeping with the roof forms found in the district.
	<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 responded to Commission feedback and now proposes a one-story, full-width porch on the façade with stairs that run perpendicular to the house. Staff finds this is more in keeping with the surrounding porches.
Height, Width, Proportion, & Massing, pg. 47, #s1-3	<i>1. New residential construction should respect the typical height of surrounding residential buildings.</i>	The applicant has provided a context elevation that indicates the porch roof, cornice line and roof ridge will be in keeping with the neighboring properties. However, they have not provided a fully dimensioned context elevation and <u>staff recommends the applicant submit one for staff review and approval.</u>
	<i>2. New residential construction should respect the vertical orientation typical of other residential properties in surrounding historic districts.</i>	The applicant proposes vertically and horizontally aligned openings on the façade and horizontally aligned openings on the side elevations. Staff finds this is in keeping with patterns found in the surrounding area. <u>Staff recommends the applicant reconsider the fenestration pattern on the rear elevation to include additional openings on the second story to be more in keeping with those patterns found in the surrounding area.</u>
	<i>3. The cornice height should be compatible with that of adjacent historic buildings.</i>	The applicant has provided a context elevation that indicates the porch roof and cornice line will be in keeping with the neighboring properties. However, they have not provided a fully dimensioned context elevation and <u>staff recommends the applicant submit one for staff review and approval.</u>
New Construction,	<i>5. For residential corner properties, we strongly encourage the use of architectural</i>	The applicant has responded to Commission feedback and now proposes a rear inset porch

Standards for New Construction: Corner Properties – Residential, pg. 48	<i>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>	on the last two bays of the left elevation. Staff finds that this incorporates the suggestions for corner properties found in the <i>Guidelines</i> and is in keeping with the patterns found in the historic district.
Materials and Colors, pg. 47, #s2,4	<i>2. Materials used in new residential construction should be visually compatible with original materials used throughout the district.</i>	The applicant has responded to Commission recommendations to use a metal roof. <u>Staff recommends the applicant submit a list of materials and colors for staff 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>	The applicant has responded to Commission feedback and now proposes 1/1 windows. Staff notes that the windows appear to be smaller than those of neighboring properties and <u>recommends the applicant follow the historic pattern of a larger window on the first floor and submit a window and door schedule for staff review and approval.</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. <u>Staff recommends the applicant provide this information prior to applying for building permits.</u>
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 the sidewalk. <u>Staff recommends that information about any proposed site improvements, including walkways, be submitted for administrative approval.</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 <u>recommends the applicant provide information about any proposed regrading to address the site conditions.</u>

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. 800-802 Jessamine, 1905 Sanborn map.

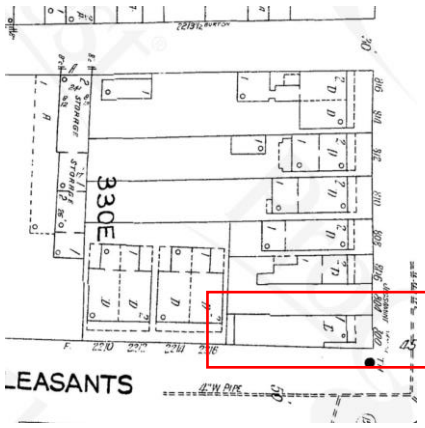


Figure 2. 800-802 Jessamine, 1950 Sanborn map.



Figure 3. 800-802 Jessamine Street.



Figure 4. 806-810 Jessamine Street.



Figure 5. 812-816 Jessamine Street.



Figure 6. 2113-225 Cedar Street.



Figure 7. 815 Jessamine Street.



Figure 8. 811-813 Jessamine Street.