



Staff Report
City of Richmond, Virginia



Commission of Architectural Review

6. COA-101635-2021	Conceptual Review Meeting Date: 11/23/2021
Applicant/Petitioner	Jimmy Montgomery
Project Description	Construct two attached, two-story, single-family, double houses on a vacant lot.
Project Location	
Address: 618-620 Chamberlayne Pkwy.	
Historic District: Jackson Ward	
<p>High-Level Details:</p> <ul style="list-style-type: none"> • The applicant proposes to construct two new attached double houses. • The proposed building will be 4 Units and 3 stories tall • The third story is proposed to be recessed • Materials include: Aluminum Clad Wood windows, Trimlite French door, face brick, common brick, 6” cementitious and pressure treated wood siding • 4 Parking spaces are proposed in the rear along the alley • No main entrances are proposed for the front, street-facing elevations of the building • This submission differs in design from a previously approved application for this property 	
Surrounding Context	<p>The project is located in the northern edge of the Jackson Ward City Old and Historic District and spans the majority of the western edge of Chamberlayne Parkway from West Jackson Street to Price Street. The two-story, three-bay building located immediately to the south at 606 Chamberlayne Parkway is the only other building that faces Chamberlayne Parkway in the surrounding area. To the north, facing onto West Jackson Street are two semi-attached, two-bay frame buildings with one-story, full-width porches; and one semi-attached, four-bay building with a one-bay porch. The majority of the buildings have shallow shed roofs except for the building at 133 West Jackson Street, which has a side gable roof. Across Chamberlayne Parkway are the side and rear elevations of a group of semi-attached masonry buildings at 101-105 West Jackson Street.</p>

Staff Recommendation	NO ACTION
Staff Contact	Eva Campbell, eva.campbell@richmondgov.com , 804-646-7550
Previous Reviews	A Certificate of Appropriateness application for this property was previously submitted and reviewed by CAR on January 28 th , 2020, February 25 th , 2021 and approved for final on September 22, 2020. This submission is a new design.
Staff Recommendations	<ul style="list-style-type: none"> • The height of the building be reduced to be more in keeping with surrounding buildings. • The applicant use a more traditional roof form found in the district such as a low shed roof or a low-pitched side gable roof and reduce the height of the building to be more in keeping with the surrounding buildings. • The applicant provide architectural elements typically found in the district such as a full width front porch • Screen the HVAC unit • Add to the horizontal element resembling a cornice more in keeping in the district • Removing the recessed vertical course of bricks between each bay • Incorporate architectural elements on the secondary elevations more typical of corner properties in old and historic districts

Staff Analysis

Guideline Reference	Reference Text	Analysis
Siting, pg. 46, #2-3	<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 site is triangular in shape and the buildings are located on the site to address the irregular shape of the parcel.
	<i>3. New buildings should face the most prominent street bordering the site.</i>	The proposed dwellings face Chamberlayne Parkway, the primary street bordering the property.
Form, pg. 46, #1-3	<i>1. New construction should use a building form compatible with that found elsewhere in the historic district.</i>	The proposed third floor setback is not a common form found in the district, but has been approved for new construction in the past. It appears there is a recessed vertical course of bricks on each bay which is not a common feature found in the district. <u>Staff recommends removing this feature.</u>
	<i>2. New residential construction should maintain the existing human scale of nearby historic residential construction in the district.</i>	The proposed structure is taller than surrounding residential construction in the district. <u>Staff suggests reducing the height of the building to be more in keeping with surrounding buildings</u>
	<i>3. New residential construction and additions should incorporate human-</i>	The proposed double houses do not include porches or cornices in their design or other

	<i>scale elements such as cornices, porches and front steps into their design.</i>	architectural elements typical in this district. <u>Staff recommends that the applicant provide architectural elements typically found in the district such as a full width porch and low shed roof or low pitched gable side roof</u>
Height, Width, Proportion, & Massing, pg. 47, #1-3	<i>1. New residential construction should respect the typical height of surrounding residential buildings.</i>	The proposed is 2-story with a setback 3 rd story as opposed to the typical two stories of the surrounding residential buildings.
	<i>2. New residential construction should respect the vertical orientation typical of other residential properties in surrounding historic districts.</i>	Although window locations are in like locations there are no entry points on the front façade of the building. <u>Staff recommends the applicant provide entry points on the front of the building for each unit and to also remove screening for entrances.</u>
	<i>3. The cornice height should be compatible with that of adjacent historic buildings.</i>	Current design does not incorporate architectural features such as cornices. <u>Staff suggests adding to the horizontal element that resembles a cornice line on the second story.</u>
Materials and Colors, pg. 47, #2-4	<p><i>2. Materials used in new residential construction should be visually compatible with original materials used throughout the district.</i></p> <p><i>3. Paint colors used should be similar to the historically appropriate colors already found in the district.</i></p> <p><i>4. 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>	The applicant is proposing to use face brick and cementitious siding on primary elevation and face brick, common brick and cementitious siding on the side (south and north) elevations. Rear elevation is mostly cementitious siding. The color of the siding is not typical of the district, although seemingly matches other new construction in the district such as 20 West Leigh Street.
New Construction, Corner Properties, pg. 48, #5	<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>	The secondary elevations proposed do not have architectural elements typical of residential corner properties in Richmond. <u>Staff recommends the applicant consider incorporating elements and treatments that are more architecturally significant.</u>
Mechanical Equipment, pg. 68	<i>The visual impact of new mechanical equipment should be minimized to</i>	A concrete pad for conditioning units is proposed in the rear between the two buildings visible from the alley. <u>Staff</u>

protect the historic character of the district.

recommends that the HVAC equipment be screened.

Figures

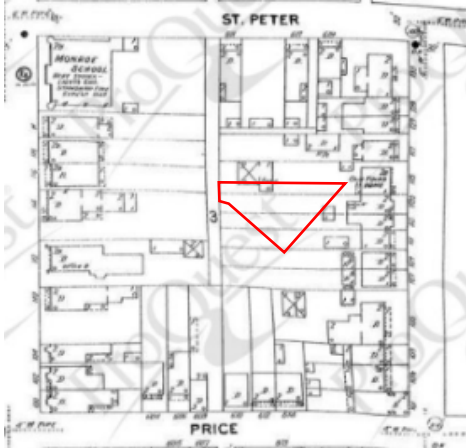


Figure 1. 1905 Sanborn Map.



Figure 2. 1925-1952 Sanborn Map.



Figure 5. 606 Chamberlayne Parkway



Figure 6. 137-133 West Jackson Street.



Figure 7. 101-1005 West Jackson Street.



Figure 7. Rear of buildings at 101-105 West Jackson Street, view across Chamberlayne Parkway.