

## 5. COA-065133-2019

PUBLIC HEARING DATE

December 17, 2019

PROPERTY ADDRESS

609 N 21<sup>st</sup> Street

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 residence on a vacant parcel.
- The residence will have a false mansard with shed roof, be 3 bays wide with a side entrance, and sit on a 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 façade will have a one-bay portico entrance.
- 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 conceptually reviewed this application at the November 26th, 2019 meeting. During the conceptual review the Commission focused primarily on the building height, the roof form, and some design details. In terms of the building height, the Commission suggested the applicant look to other 2 ½ story buildings on the block or consider a raised basement instead of a third story. The Commission also stated that dimensioned context elevations would be important with this project for the final review, so that the Commissioners can see how it compares to other properties nearby. The Commission expressed unanimous concern about the roof form and massing and suggested other properties the applicant could use as a model. In terms of the design detail the Commission stated that the variation in porch levels on the block would be an advantage, and that the applicant should opt for a height in between the existing porch heights. The Commission also suggested removing the roof dormers.

### STAFF RECOMMENDED CONDITIONS

- A larger window be used on the first story and reflected in a window schedule
- The roof be a low-profile standing seam metal roof be to be more in keeping with the original materials used throughout the district.
- 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 dimensioned 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, #s2	<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 façade of the building will be set back approximately 6 feet. <u>Staff recommends the applicant provide a context site plan for staff review and approval.</u>
Form, pg. 46 #s1-3	<i>1. New construction should use a building form compatible with that found elsewhere in the historic district.</i>	The applicant has responded to Commission feedback and now proposes a more regular-shaped building that conforms to the shape of the lot. Staff finds that this is in keeping with building forms found in the surrounding area.
	<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 changed the roof form and removed the front and rear roof dormers. Staff finds the revised roof form is more in keeping with the properties in the surrounding area and maintains the human scale of 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 proposes a 1-story, 1-bay portico with a side stair on the façade. Staff finds this is a combination of the porches on either side of the project site. The applicant has altered the roof form and it is now more in keeping with the gently sloping porch roofs in the area.
Height, Width, Proportion, & Massing, pg. 47, #s1	<i>1. New residential construction should respect the typical height of surrounding residential buildings.</i>	The applicant has not provided a fully dimensioned elevation. However, staff notes that the context elevation submitted with the application indicated the building height will be compatible with the surrounding buildings.
	<i>3. The cornice height should be compatible with that of adjacent historic buildings.</i>	<u>Staff recommends the applicant submit a fully dimensioned context elevation for staff review and approval.</u>
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 proposes hardiplank siding on the body of the residence and staff finds that this is in keeping with the <i>Guidelines</i> , provided the siding is smooth and without a bead. Staff finds the proposed asphalt shingle roof is not in keeping with the <i>Guidelines</i> and <u>recommends the applicant use a low-profile standing seam metal roof to be more in keeping with the original materials used throughout the district.</u> <u>Staff recommends the applicant submit a window and door schedule for review and</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>	<p><u>approval. Staff also recommends details about the porch columns and railings be submitted for administrative approval.</u></p> <p>The applicant has responded to Commission feedback and now proposes 1/1 windows on the façade, side and rear elevations. Staff notes the windows appear smaller than what is typical for the district and <u>recommends the applicant use a larger window on the first floor. Staff further recommends the application submit a door and window schedule for staff review and approval.</u></p>
Mechanical Equipment, pg. 68	<i>The visual impact of new mechanical equipment should be minimized to protect the historic character of the district.</i>	<p>The applicant has not provided information about the location of the HVAC equipment. <u>Staff recommends the applicant provide this information prior to application for a building permit.</u></p>
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>	<p>Staff notes that the neighboring properties have paved walkways leading from the front steps to the sidewalk. <u>Staff recommends information about any proposed site improvements, including walkways, be submitted for administrative approval.</u></p>
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>	<p>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></p>

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**

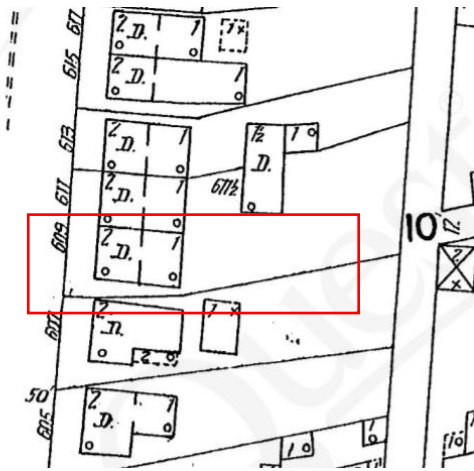


Figure 1. 609 N. 21st Street, 1905 Sanborn map.



Figure 2. 609 N. 21st Street, 1950 Sanborn map.



Figure 3. 609 N. 21st Street.



Figure 4. 607 N. 21st Street.



Figure 5. 611-613 N. 21st Street.



Figure 6. 615-619 N. 21st Street.



Figure 7. 612-616 N. 21st Street.



Figure 8. 608-612 N. 21st Street.