

12. COA-086190-2021

PUBLIC HEARING DATE

February 23, 2021

PROPERTY ADDRESS

2325 Venable Street

DISTRICT

Union Hill

APPLICANT

Eastern Edge Development

STAFF CONTACT

C. Jones

Commission of Architectural Review

STAFF REPORT

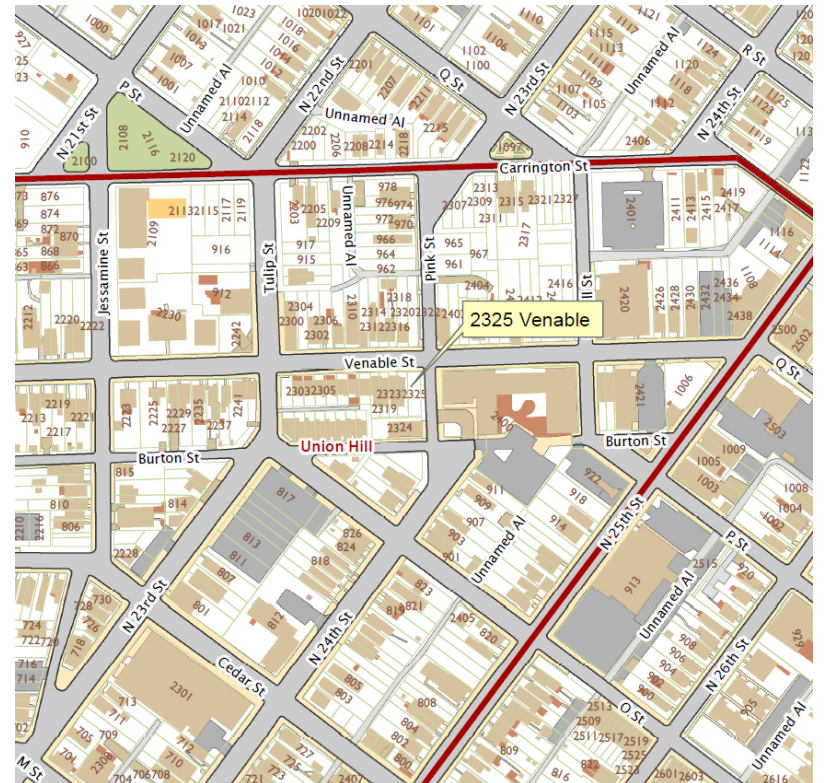


PROJECT DESCRIPTION

Construct a new two-story, single-family detached residence.

PROJECT DETAILS

- The applicant proposes to construct a two-story, single-family residence on a vacant corner lot.
- The residence will be three bays wide with a shed roof, a one-story full-width porch, and a raised foundation.
- Decorative details include a cornice line with brackets and modillions; two-over-two windows; and square columns.
- Proposed materials include a white membrane roof, a flat seam metal roof for the porch, and masonry exterior walls. All trim, columns, headers, and railing are proposed as a white composite material.
- The applicant also proposes a rear two-story porch.



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STAFF RECOMMENDATION

APPROVE WITH CONDITIONS

STAFF RECOMMENDED CONDITIONS

- The inconsistencies between the narrative and the elevations, including the window patterns, materials, and colors, be corrected prior to applying for building permits.

PREVIOUS REVIEWS

The Commission previously reviewed this application at the conceptual level at the October 2020 meeting. During the conceptual review, the Commission discussed with the applicant the form and massing, design details, and siting of the proposed construction. In terms of the form and massing, it was suggested that the roof deck be moved closer to the east side of the building so it would provide a transition between the tall Church Hill House and the two-story rowhouses. The Commission also suggested adding parapet walls to the sides, and stated that these could serve as screens for the guardrails, or the parapets themselves could potentially become guardrails.

In terms of some of the design details, the Commission suggested that the historic ornamentation be minimized and a more modern design be considered, and that one-over-one windows be utilized instead of the proposed two-over-two windows. The Commission also emphasized that this is a corner location and that there are guidelines regarding residential corner lots, including such matters as details wrapping around the corner. In terms of materials, the Commission mentioned that proposed materials, including the wood exterior siding, are acceptable, provided that they read as new construction. Finally, the Commission also stated that the two-story porch is interesting and may not be necessary if there is a roof terrace.

The Commission discussed the siting, noted that the historic building was sited to the front and side lot lines, and suggested the applicant consider a more historic siting pattern. The Commission also mentioned that the other corners all have mixed-use buildings, unlike the single family dwelling with side yards proposed by the applicant.

The applicant has responded to the staff and Commission feedback and now proposes brick exterior cladding and has removed the rooftop patio.

STAFF ANALYSIS

Siting, pg. 46, #s2-3	<p>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></p>	The applicant has submitted a site plan indicating that the proposed new construction will align with the neighboring buildings.
	<p>3. <i>New buildings should face the most prominent street bordering the site.</i></p>	The building faces Venable Street, the most prominent street bordering the site.
Form, pg. 46 #s1-3	<p>1. <i>New construction should use a building form compatible with that found elsewhere in the historic district.</i></p>	The applicant proposes a two-story, three-bay, rectangular building. Staff finds this is in keeping with the other buildings found in the area.
	<p>2. <i>New residential construction should maintain the existing human scale of nearby historic residential construction in the district.</i></p>	Staff finds the applicant proposes a building that is in keeping with the scale of the surrounding historic district.
	<p>3. <i>New residential construction and additions should incorporate human-scale elements such as cornices, porches and front steps into their design.</i></p>	The applicant proposes a decorative cornice line, a front porch, and stairs. The applicant has revised the cornice line details to be more in keeping with the cornice lines found on the subject block, including having panels between the brackets.
Height, Width, Proportion, & Massing, pg. 47, #s1-3	<p>1. <i>New residential construction should respect the typical height of surrounding residential buildings.</i></p>	The applicant proposes a two-story building; staff finds this is in keeping with the surrounding area.
		The applicant has removed the rooftop stair and patio space.
	<p>2. <i>New residential construction should respect the vertical orientation typical of other residential properties in surrounding historic districts.</i></p>	The applicant proposes vertically aligned fenestration patterns on the façade, side, and rear elevations. On the rear, the applicant proposes a combination of four French patio doors to provide access to the rear porches. Staff notes that while this is not a typical pattern found in the district, it will be screened by the proposed fences and porches.

3. The cornice height should be compatible with that of adjacent historic buildings.

According to the streetscape submitted by the applicant, the building height will be compatible with the surrounding single-family residential buildings.

Materials and Colors, pg. 47, #s2-4

2. Materials used in new residential construction should be visually compatible with original materials used throughout the district.

In response to the conceptual review, the applicant now proposes red masonry exterior cladding with brick soldier courses headers and rowlock sills on the front and side elevations.

3. Paint colors used should be similar to the historically appropriate colors already found in the district.

Staff notes that the elevations indicate the previously proposed color palette and requests the applicant update the elevations prior to submitting for building permit plans.

New Construction, Standards for New Construction: Corner Properties – Residential, pg. 48

1. Secondary elevations of corner properties should reference massing similar to other corner locations in the historic district.
2. The material used in the primary elevation should be continued along the second, corner elevation.
4. Windows and doors on the secondary, corner elevation should be organized following the principals of the primary elevation: windows should be proportioned appropriately, aligned vertically, and arranged as though designing a primary elevation.

The applicant proposes to use the same materials on the front and sides of the building. Staff notes that the windows are vertically and horizontally aligned, similar to the façade, and the window design details will be the same on the front and side elevations.

Mechanical Equipment, pg. 68

The visual impact of new mechanical equipment should be minimized to protect the historic character of the district.

The applicant proposes to locate the HVAC equipment in the rear yard and screen it with a fence.

Fences and Walls, pg. 51

3. Privacy fences along the side and rear of a property should be constructed of wood of an appropriate design. Privacy fences are not appropriate in front of a historic building.

The applicant has updated the site plans to show a wood fence. Staff finds that this is keeping with the guidelines.

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

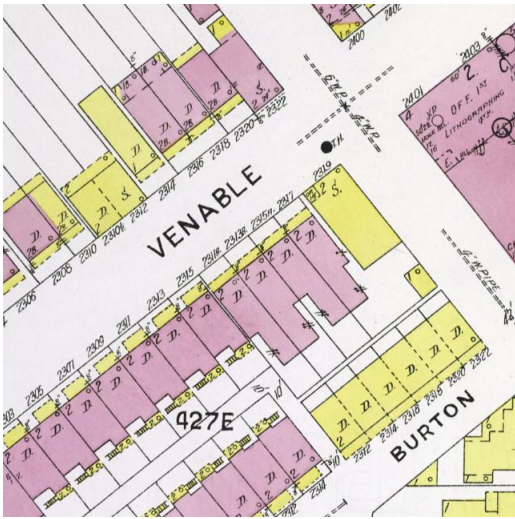


Figure 1. Sanborn Map, 1925

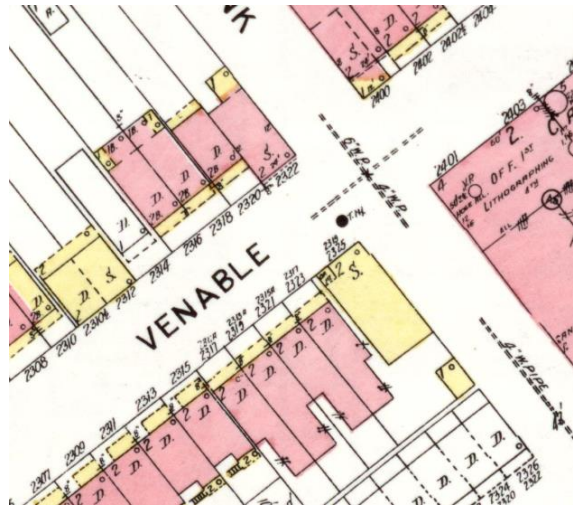


Figure 2. Sanborn Map, 1952.



Figure 3. 2325 Venable Street



Figure 4. Corner of Venable and Pink Streets, looking north east.



Figure 5. 2300 block Venable Street, odd side west of the subject lot



Figure 6. 2300 block Venable Street, even side