



Staff Report
City of Richmond, Virginia



Commission of Architectural Review

| 2. COA-104837-2022 | Final Review | Meeting Date: 1/25/2022 |
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| Applicant/Petitioner | Forrest Frazier | |
| Project Description | Construct four attached, single-family dwellings on a vacant lot | |
| Project Location | | |
| Address: 618-620 Chamberlayne Pkwy. | | |
| Historic District: Jackson Ward | | |
| High-Level Details: <ul style="list-style-type: none"> • The applicant proposes to construct four new attached dwellings. Each unit will have an entry on the front façade. • The proposed building will be three stories tall (recessed third story). • Four Parking spaces are proposed in the rear, along the alley. • This submission differs in design from a previously approved application for this property. | | |
| Staff Recommendation | Approval, with Conditions | |
| Staff Contact | Alex Dandridge, alex.dandridge@rva.gov , (804) 646-6569 | |
| Previous Reviews | <p>A Certificate of Appropriateness application for this property was previously submitted and reviewed and approved by CAR on September 22, 2020. This submission is a new design.</p> <p>This application was reviewed conceptually by the Commission at the November 2021 meeting and again for final at the December 2021 meeting. It was deferred at the December 2021 meeting to allow the applicant to address the Commission’s comments. The applicant addressed the Commission’s comments in the following ways:</p> <ul style="list-style-type: none"> • The entry into each townhouse is now located along the primary façade fronting on Chamberlayne, and each entrance now includes a covered stoop. • The proportion and arrangement of windows along the primary façade have been reconfigured. All windows on the front façade are now single hung. • More detail has been provided on the façade brickwork and the common brick along the side elevations. • The entire façade along Chamberlayne Ave is brick. • The brick reveals have been revised so that 16” recessed brick separates each townhouse and a 4” brick reveal runs along the center of each townhouse. | |

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| | <ul style="list-style-type: none"> • The massing of the side elevations have been revised so that the center side bay no longer runs to the roof, but to the third floor. • HVAC units and the trash enclosure have been screened along the rear façade. |
| Staff Recommendations | <ul style="list-style-type: none"> • Staff recommends that each unit utilize a full width, single-story, covered front porch. • Staff recommends the applicant consider incorporating elements and treatments that are more architecturally significant on the secondary elevations. • Final window and door schedule should be submitted to staff for administrative review and approval. • Staff recommends that the applicant provide final material and color specifications for staff review and approval. |

Staff Analysis

| Guideline Reference | Reference Text | Analysis |
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| Siting, pg. 46, #2-3 | <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> | The site is triangular in shape and the buildings are located on the site to address the irregular shape of the parcel. |
| | <i>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>New construction should use a building form compatible with that found elsewhere in the historic district.</i> | <p>The proposed third floor setback is not a common form found in the district, but has been approved for new construction in the past.</p> <p>Staff notes that it is not uncommon in the district to have three story buildings with a flat roof form, or ones that utilize a faux mansard on the third floor.</p> <p>Each of the brick facades feature a recessed vertical course of bricks facing Chamberlayne Parkway. This vertical course of bricks visually separates each of the brick facades. Generally, front facades of existing buildings in the district are not separated by this feature.</p> <p>A majority of the attached row houses in Jackson Ward are not visually separated by a recessed bay or differing material. While the individual brick facades of the new construction are generally in keeping with the width of residences in the district, staff notes that their separation with recessed bays clad in horizontal siding is not common. Staff notes that a majority of attached row homes in Jackson ward are visually separated using architectural elements such as front porches, varying cornice details, and occasionally a slight stagger in the setback of individual units.</p> |

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| | <i>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. Staff notes that the height of buildings in the district vary. |
| | <i>New residential construction and additions should incorporate human-scale elements such as cornices, porches and front steps into their design.</i> | Other residential row houses within the district utilize individual full-width front porches to define each individual building's façade and create a unifying, common feature, or one combined full-width front porch. <u>Staff recommends that each unit utilize a full width, single-story, covered front porch.</u> |
| Height, Width, Proportion, & Massing, pg. 47, #1-3 | <i>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>New residential construction should respect the vertical orientation typical of other residential properties in surrounding historic districts.</i> | The applicant has responded to the Commission's feedback by including an entry point on each of the front facades of the residential units. The windows and doors are proposed to be vertically aligned. |
| | <i>The cornice height should be compatible with that of adjacent historic buildings.</i> | The applicant has responded to the Commission's recommendations by including more substantial brick detailing along the roof line of each brick façade, resembling a cornice detail. |
| Materials and Colors, pg. 47, #2-4 | <i>Materials used in new residential construction should be visually compatible with original materials used throughout the district.</i> | 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. While brick and horizontal lap siding are acceptable materials within the district, staff notes that it is not common for attached row homes to utilize two different materials on the front façade. The applicant addressed this issue by changing the entire front façade material to brick. (See figure 9) Staff finds that the use of a different material in the recessed bays creates a false sense of individual brick facades that resembles detached buildings. Instead of using a different material in the recessed bays, the applicant could consider a different color brick or brick bond in these locations. |
| | <i>Paint colors used should be similar to the historically appropriate colors already found in the district.</i> <i>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> | |
| New Construction, Doors and Windows, #3, pg. 49 | <i>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 size, proportion, and spacing of doors and windows on the new construction is generally in keeping with patterns found within the district. |

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| | | Staff recommends that a final window and door schedule be submitted to staff for administrative review and approval. |
| New Construction, Corner Properties, pg. 48, #5 | <i>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. Staff recommends the applicant consider incorporating elements and treatments that are more architecturally significant on the secondary elevations. |
| Mechanical Equipment, pg. 68 | <i>The visual impact of new mechanical equipment should be minimized to protect the historic character of the district.</i> | A concrete pad for conditioning units is proposed in the rear between the two buildings visible from the alley. Staff recommends that the HVAC equipment be screened. |

Figures

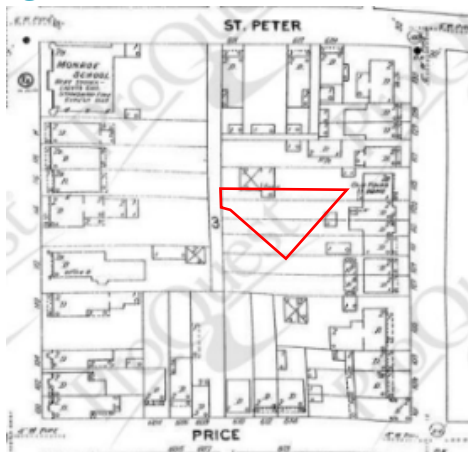


Figure 1. 1905 Sanborn Map.



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



Figure 9. 3-5 E. Leigh Street. Attached residences that feature one material on front facade and combined front porches.



Figure 10. 619-625 St. James Street. Attached residences with a staggered setback and varying cornice detail.