

12. COA-045476-2018

PUBLIC HEARING DATE

December 18, 2018

PROPERTY ADDRESS

2217-2219 Cedar Street

DISTRICT

Union Hill

APPLICANT

M. Jarreau



Commission of Architectural Review

STAFF REPORT

STAFF CONTACT

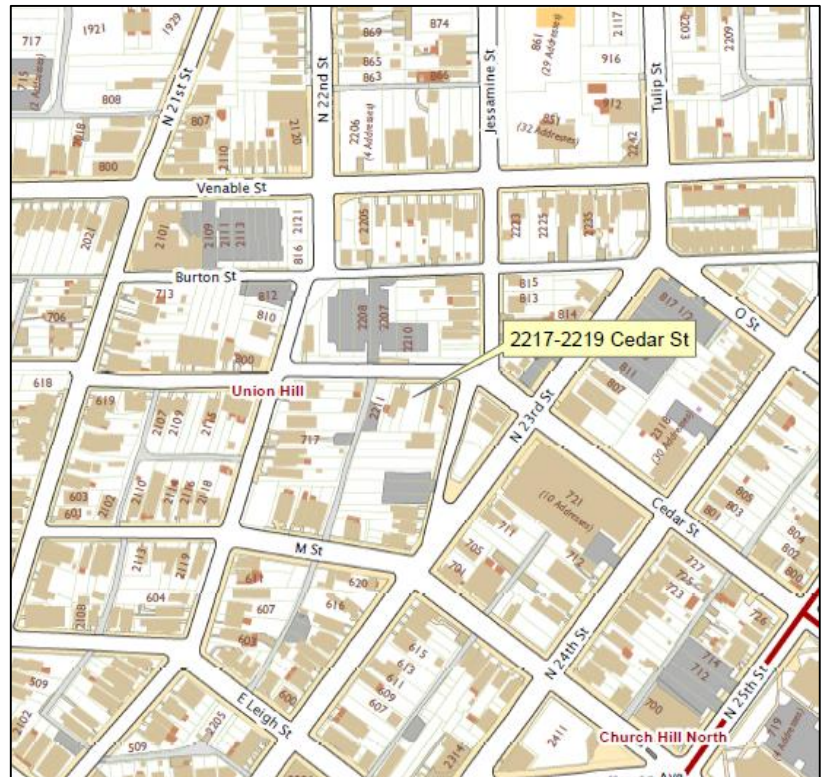
Carey L. Jones

PROJECT DESCRIPTION

Construction of two attached single-family homes.

PROJECT DETAILS

- Construction of two semi-attached, two-story houses on a vacant lot.
- The building will have a shed roof covered in TPO roof, fiber cement exterior siding, and a parged foundation.
- Decorative details include a two-bay, centered porch with a TPO roof, decorative wood brackets, turned wood columns, brick piers and wood lattice.
- Fenestration includes paired two-over-two windows on the outer bays, identified as PVC on the window schedule.
- A steel door with transom is proposed for the front and rear doors.



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CONCEPTUAL REVIEW

The applicant is seeking **Conceptual Review** for this project. Conceptual review is covered under Sec. 30-930.6(d) of the City Code: The Commission shall review and discuss the proposal with the applicant and make any necessary recommendations. Such Conceptual Review shall be advisory only. Commission staff reviewed the project through the lens of the "Standards for New Construction" on pages 44, and 46-56 of the Richmond Old and Historic District Handbook and Design Review Guidelines utilizing the Guidelines presented below.

PREVIOUS REVIEWS

None.

SURROUNDING Context: To the west of the proposed project is a wide, two-and-one-half story double house with a centered entrance, one-story porch, and projecting bay windows with pediment roofs. To the east is a narrow, two-story house with a full-width porch, and further east a three-bay, Italianate-style house. Directly across the street is a large paved parking lot. Cedar Street and the surrounding area is generally developed with two-story, detached and semi-attached residences. Most of the surrounding building are two stories in height with single-story porches and aligned windows.

STAFF COMMENTS

- Staff recommends that:
 - The applicant utilize wood for the decorative features on the façade including the cornice line and porches.
 - The center bay of the porch be a single column.
 - The windows on the visible bays of the side elevations be vertically and horizontally aligned.
- Staff requests the applicant submit the following for final review:
 - A narrative description of the proposed building and how it meets the *Guidelines*.
 - A revised description of all exterior materials including windows specifications.
 - Dimensioned elevations for all sides of the building.
 - Context elevation with dimensions.

STAFF ANALYSIS

Siting, pg. 46, #s2-3	<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 applicant has submitted a site plan which notes the face of the new construction will align with the face of the adjacent historic building at 2213-2215 Cedar Street. It appears the porch will project past the porch at 2213-2215 Cedar Street.
	<i>3. New buildings should face the most prominent street bordering the site.</i>	The building faces Cedar Street, the prominent street for this lot.
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 two-story, semi-attached house is consistent with others found in the area including the property at 2213-2215 Cedar Street.
	<i>2. New residential construction should maintain the existing human scale of nearby historic residential construction in the district.</i>	The proposed building is two stories in height and maintains the existing scale of the surrounding buildings.
	<i>3. New residential construction and additions should incorporate human-scale elements such as cornices, porches and front steps into their design.</i>	The proposed project incorporates human-scale elements including front porches, front steps, windows on each floor, and a decorative cornice.
Height, Width, Proportion, & Massing, pg. 47, #s1-3	<i>1. New residential construction should respect the typical height of surrounding residential buildings.</i>	The proposed project is similar in height to houses in the surrounding area.
	<i>2. New residential construction should respect the vertical orientation typical of other residential properties in surrounding historic districts.</i>	The project façade maintains the vertical alignment and symmetry of surrounding buildings. Staff has concerns about the irregular window spacing on the side elevations and <u>recommends the windows on the visible bays of the side elevations be vertically and horizontally aligned.</u>
	<i>3. The cornice height should be compatible with that of adjacent historic buildings.</i>	The applicant did not provide a context elevation, though staff notes there are a number of two-story houses with one-story porches in the surrounding area. Staff requests the applicant submit a context elevation for final review.
New Construction, Porches and Porch Details,	<i>1. Porch railings and balustrades are important character-defining features of historic buildings. The proportions of these railings are a significant contributing</i>	The applicant proposes to utilize a paired column for the center bay of the porch. Staff finds this decorative detail to be inconsistent with other porches in the area. <u>Staff recommends the</u>

pg. 49 #1	<i>feature to the appearance of both the individual structure and the character of the entire neighborhood.</i>	<u>applicant utilize a single column for the center bay of the porch.</u>
New Construction, Doors and Windows, pg. 56 #2	<i>Because the material cannot be manufactured to model effectively the appearance of historic windows, vinyl windows are not appropriate for contributing buildings in historic districts.</i>	As vinyl is not an approved material for use in the City and Old Historic Districts, staff recommends the applicant use a window that meets the Commission's Guidelines.
Materials and Colors, pg. 47, #2	<i>Materials used in new residential construction should be visually compatible with original materials used throughout the district.</i>	The applicant proposes to use PVC for the cornice line panels and dentils, the porch details including beaded board paneling, the decorative spandrels, and the brackets.
Substitute Materials, pg. 60	<i>Painted PVC trim is an option that has limited application for use on historic properties. The use of painted PVC trim may be used on new freestanding buildings, secondary elevations with limited visibility from the public right-of-way, new additions with limited visibility from the public right-of-way, and new outbuildings. Painted PVC decorative features are an option that also have limited application for use on historic properties. Painted PVC decorative features (balusters, balustrades, columns, column capitals, cornice brackets, etc.) may be used as a substitute material for deteriorated wood and metal features. If the feature is missing, the applicant must provide physical or photographic evidence before approval will be granted.</i>	The Guidelines state the PVC has limited application for new freestanding buildings. The Guidelines indicate that it should be used in areas of a building with limited visibility. Staff finds the extensive use of PVC decorative elements on the front porch and cornice line to be inconsistent with the Guidelines which call for its limited use. Staff finds that the building utilizes a traditional design with an emphasis on the entrance and cornice line. <u>Staff recommends the use of wood for these important architectural features.</u>

FIGURES

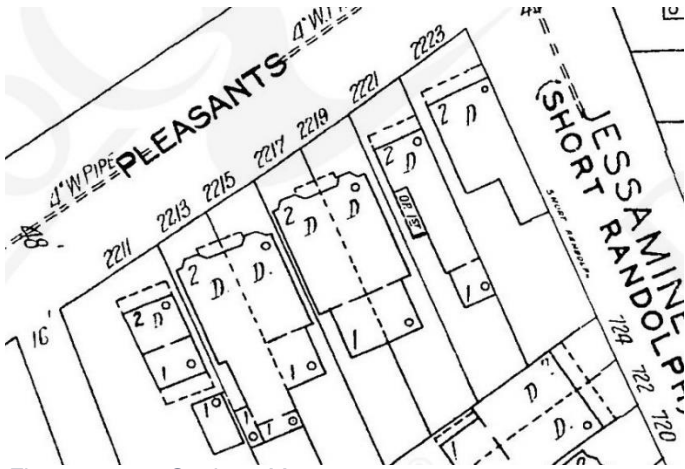


Figure 1. 1950 Sanborn Map

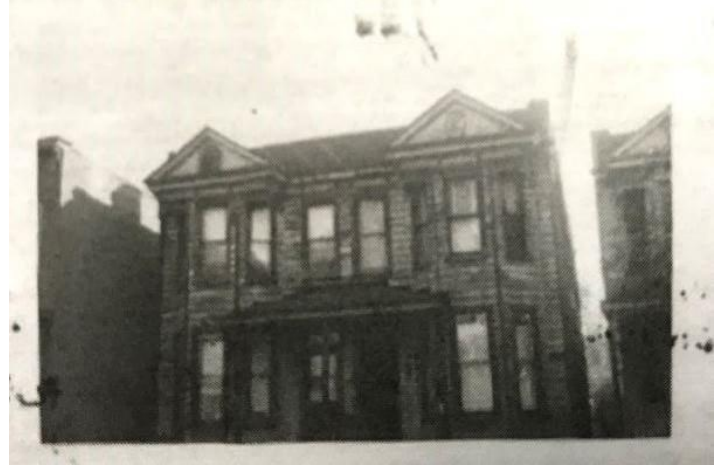


Figure 2. 2217-2219 Cedar Street, date unknown



Figure 3. 2217-2219 Cedar Street, looking south



Figure 4. South side of 2200 block of Cedar Street, looking south



Figure 5. North side of 2200 block Cedar St., looking northwest



Figure 6. 2213-2215 Cedar Street