

6. COA-078383-2020

PUBLIC HEARING DATE

September 22, 2020

PROPERTY ADDRESS

2322 Venable Street

DISTRICT

Union Hill

APPLICANT

S. Tuttle

STAFF CONTACT

Carey L. Jones

Commission of
Architectural Review

STAFF REPORT

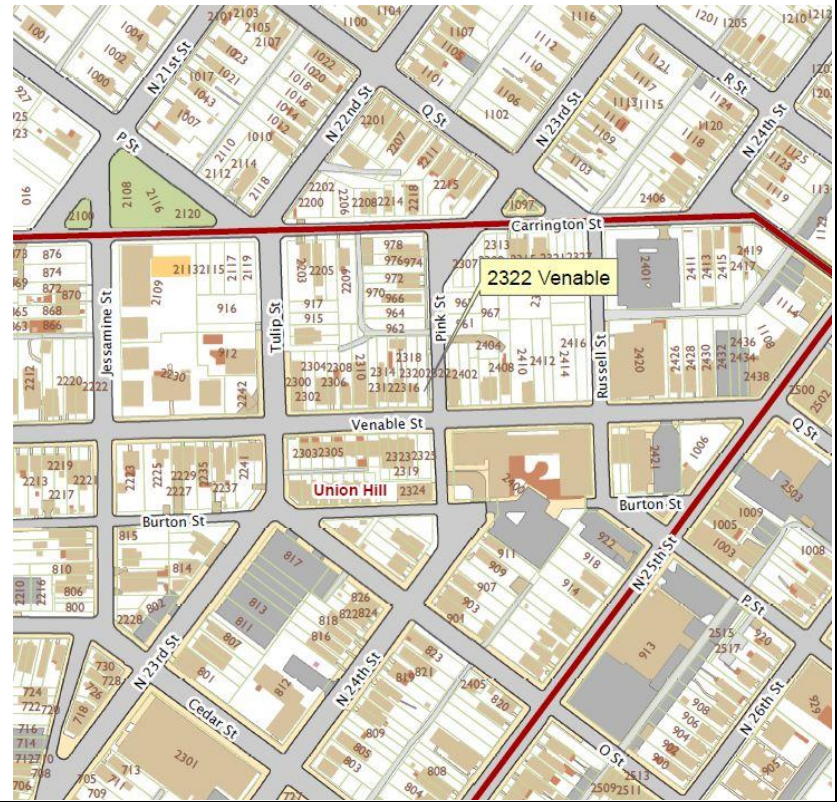


PROJECT DESCRIPTION

Construct a new two-story mixed-use building.

PROJECT DETAILS

- The applicant proposes to construct a two-story, mixed-use building on a vacant lot on the corner of Venable and Pink Streets.
- The building will face onto Venable Street and will be organized in a three-bay configuration with a side gable roof covered in standing seam metal. The first floor will have a cutaway corner entrance and large storefront windows. Smaller windows are planned for the second floor. The applicant proposes clad casement windows for both the residential and commercial areas, with a storefront window system on the façade.
- Along the Pink Street façade, the applicant proposes an entrance to the residential area and a mix of masonry and fiber cement siding and accents of cementitious panels. For the Pink Street elevation the applicant proposes a parapet roof to screen any rooftop mechanicals.
- For site improvements the applicant proposes a single parking space at an existing curb cut and two parking spaces on the rear (north) of the lot.



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STAFF RECOMMENDATION

APPROVE WITH CONDITIONS

PREVIOUS REVIEWS

The Commission reviewed this application at the conceptual level during the June 23, 2020 meeting. During the meeting, the Commission generally expressed support for the project. The Commission discussed the projecting balconies and solid railings, though the recommendations were not unanimous. A majority of the Commission agreed that the windows, especially on the front and around the corner, should be bigger. In terms of the colors and materials, the Commission was in agreement that the large expanse of white on the side elevation should be reconsidered. A Commission member also suggested that a more durable material, especially at the street level, should be considered.

STAFF RECOMMENDED CONDITIONS

- The applicant submit a dimensioned context elevation for administrative review.
- The vertical band of windows on the north elevation be retained.
- The rectangular 3'x5' windows be increased in size to balance the recessed panels and openings.

- The final signage be submitted to staff for administrative review and approval.
- The size of the storefront windows be increased to fill in more of the window opening area.
- All of the mechanical units be located at the rear of the building. If the units are located on the roof, staff recommends a line-of-sight drawing be submitted for administrative review.
- The applicant submit additional information regarding proposed drainage for the front of the building for administrative approval.

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 proposes to build to the lot line on the south and east sides of the existing lot. Staff notes that this is in keeping with the siting of the historic building formerly on the lot.
	<p>3. <i>New buildings should face the most prominent street bordering the site.</i></p>	The corner building primarily faces Venable Street, the 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 corner commercial building with a combination gable and slightly pitched roof. The applicant proposes a three-bay configuration on the façade. Staff finds this is in keeping with the other mixed-use buildings in the district.
	<p>2. <i>New residential construction should maintain the existing human scale of nearby historic residential construction in the district.</i></p>	The applicant proposes a two-story building with ground-floor openings, consistent fenestration patterns, and balconies. Staff finds this is in keeping with the human scale of the surrounding 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 cut-out bay, similar to other commercial buildings in the area. Since the building is proposed to be constructed at the lot line, the application does not propose any porches; however, there is a corner entrance and a doorway with an awning on the Pink Street elevation. Staff finds that these elements meet this Guideline.
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 did not include a dimensioned context elevation with the application. Staff notes that the south elevation indicates the building will be 30'-5.5" in height and compatible with the neighboring buildings. <u>Staff recommends the applicant submit a dimensioned context elevation for administrative review.</u>
	<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 and horizontally aligned windows. Entrances are proposed on the corner, the Pink Street elevation, and on the rear (north) elevation.
	<p>3. <i>The cornice height should be compatible with that of adjacent historic buildings.</i></p>	Staff notes that the building does not have a traditional cornice line. Instead, the applicant proposes a double soldier course and a projecting band above it.
Materials and Colors, pg. 47,	<p>2. <i>Materials used in new residential construction should be visually</i></p>	In response to Commission feedback, the applicant now proposes a mix of masonry, fiber cement lap

<p>#s2-4</p>	<p><i>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>	<p>siding, and cementitious panels. The applicant has extended the masonry section around the corner and to the side entrance. Staff finds that this addresses the Commission's comments.</p> <p>The applicant has responded to Commission concerns regarding the gable roof material and now proposes standing seam metal for the gable. Staff also notes that the proposed windows will be aluminum clad wood.</p> <p>The applicant has responded to Commission comments regarding the materials and now proposes fiber cement siding on the east, rear (north), and south elevations instead of the EIFS siding.</p> <p>The applicant has also responded to Commission concerns regarding the colors and now proposes a dark grey, Iron Ore (SW 7069), for the exterior fiber cement siding. Staff finds this responds to the Commission comments.</p>
<p>New Construction, Doors and Windows #2, pg. 56</p>	<p><i>The size, proportion, and spacing patterns of door and window openings on free standing new construction should be compatible with patterns established within the district.</i></p>	<p>The applicant has altered the fenestration pattern on the east elevation, in response to staff and Commission comments. The entrance door has been relocated and additional ground floor glazing has been added. Staff notes that the windows in the recessed section are smaller. The applicant has also removed the vertical band of windows on the north elevation. <u>Staff recommends the vertical windows be retained.</u> On the west elevation, the applicant has added additional fenestration on both the first and second stories, and added a landing and stairs.</p> <p>The window schedule indicates the windows will be a combination of 3x5 and smaller 2'-6"x2'-6" windows. <u>Staff recommends the rectangular windows be increased in size to balance the recessed panels and openings.</u></p>
<p>New Construction, Standards for New Construction: Corner Properties – Residential, pg. 48</p>	<p><i>1. Secondary elevations of corner properties should reference massing similar to other corner locations in the historic district.</i></p> <p><i>2. The material used in the primary elevation should be continued along the second, corner elevation.</i></p>	<p>As noted above, the applicant has extended the masonry section and has retained the brick soldier courses, window alignment, and recessed panels for the windows. Staff finds the plans are in keeping with the corner Guidelines.</p> <p>Staff notes that the applicant has adjusted the materials of the secondary elevations, extending the brick area along the Pink Street elevation, and proposing fiber cement siding for the remainder. Staff finds that the proposed materials are in keeping with the district and the guidelines.</p>

	<i>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.</i>	On the Pink Street elevation, the applicant has revised the fenestration in response to staff and Commission comments. Staff finds the revised pattern with the additional glazing responds to staff and Commission comments as the windows are vertically aligned and the lintels are horizontally aligned.
Standards for New Construction: Corner Properties – Commercial, pg. 54	<i>5. For commercial corner properties, we strongly encourage the use of architectural elements that are typical of commercial corner properties in Richmond’s historic districts: storefronts that turn the corner, secondary entrances (including porticos and shed roofs, where appropriate), sign bands that turn the corner, lighting related to that on the primary elevation, and other similar treatments that treat the secondary corner elevation as an architecturally important elevation.</i>	Staff notes that the applicant is utilizing a more modern design, including a soldier course of bricks to turn the corner and extend this design element to the side entrance. Other decorative details on both the front and side elevations include the recessed brick panels and subtle pier designs. Staff finds the proposed signage area above the storefront entrance on the façade is consistent with historic patterns and <u>recommends an application for signage be submitted to staff for administrative approval.</u> Staff has concerns with the proposed signage on the side of the building and on the storefront windows.
New Construction, Storefront Facades #1, pg. 55	<i>Historically, storefronts were defined by simple piers, large storefront windows, a cornice, and a signboard and/or attached signage</i>	Staff notes that the storefront has a brick detailing and subtle piers in keeping with the more modern design of the building, and that the applicant has updated the design to show a potential signage location; however, the design of the storefront has not been updated. Staff also notes that there appears to be brick framing around the storefront windows, and <u>recommends the size of the windows be increased to fill in more of the window opening area.</u>
New Construction, Doors and Windows, pg. 56,	<i>5. With larger buildings, applicants are encouraged to develop multiple entry points (doors), in keeping with historic precedent for the building type in question.</i>	Staff notes that the applicant proposes a cut bay entrance on the corner, a side entrance on the Pink Street elevation, and two entrances on the rear (north) elevation, consistent with historic patterns found throughout the district
Porches and Porch Details, pg. 49	<i>4. Faux balconies (flat, applied constructs with no depth) are discouraged. Small projecting balconies are acceptable.</i>	The applicant proposes a projecting balcony on the corner of Venable and Pink Street and on the northeast corner of the building. Staff finds the open bays and balconies add visual interest to the corners and address the corner guidelines in an appropriate manner.
Mechanical Equipment, pg. 68	<i>The visual impact of new mechanical equipment should be minimized to protect the historic character of the district.</i>	The applicant indicates the mechanical equipment for the commercial areas might be located on the rooftop and in the rear for the residential units. <u>Staff recommends that all of the mechanical units be located at the rear of the building. If the units are located on the roof, staff recommends a line-of-sight drawing be submitted for administrative review.</u>

Admin Approval of Gutters and Downspouts	New gutters and downspouts should be as unobtrusive as possible and should be painted a color that is compatible with the building, such as the body of trim color.	The plans show a gutter and downspout on the front of the building Staff is concerned about water runoff onto the public right of way and <u>recommends the applicant provide additional information about the gutters and downspouts for this section of the building.</u>
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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. 2322 Venable Street, demolished 2014

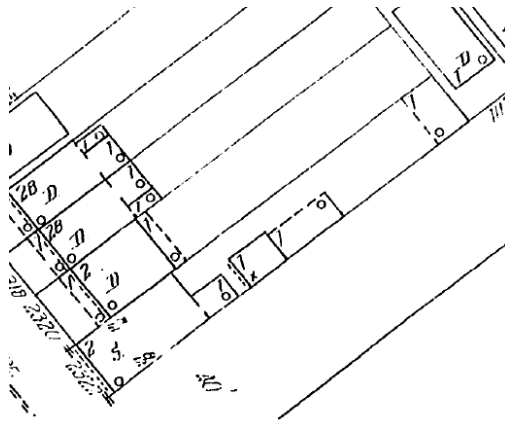


Figure 2. 1905 Sanborn map



Figure 3. 2322 Venable Street, vacant corner lot



Figure 4. 2400 Venable Street



Figure 5. 2300 Venable Street



Figure 6. 2241 Venable Street