

11. COA-066632-2020

PUBLIC HEARING DATE

January 28th, 2020

PROPERTY ADDRESS

620 Chamberlayne Parkway

DISTRICT

Jackson Ward

Commission of Architectural Review

STAFF REPORT



APPLICANT

1309 Clairborne LLC

STAFF CONTACT

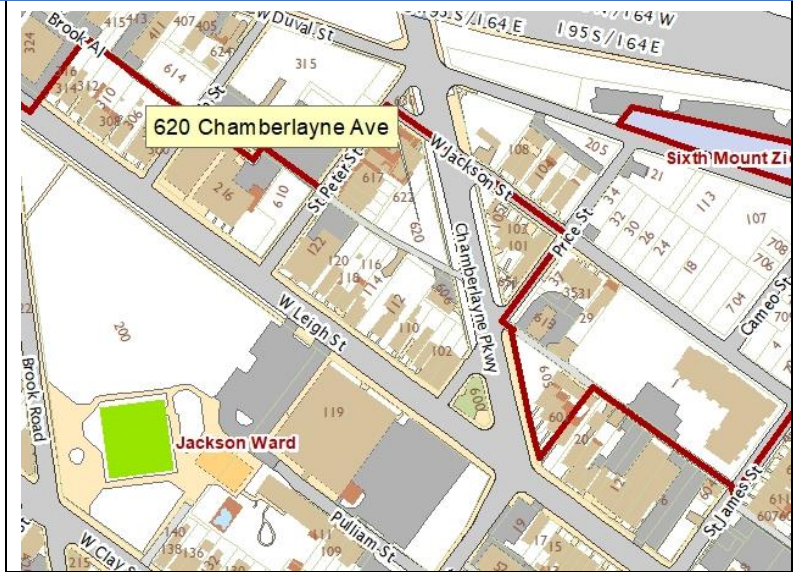
C. Jones

PROJECT DESCRIPTION

Construct four new attached residences.

PROJECT DETAILS

- The applicant proposes to construct four attached townhouses on a vacant parcel. The townhouses will be staggered to address the triangular-shaped parcel.
- Each townhouse will be three stories in height, two bays wide, and rectangular in form. The third story will be contained within a tall, shallow-sloped, false mansard roof. The townhouses will sit on a cement slab foundation.
- Decorative details include a one-story, full-width front porch and rear stoop, both with stained Richmond Rail. Fenestration patterns include vertically aligned single windows over a single door and horizontally aligned paired windows on the other bay.
- Materials include shingle roofs on both the front mansard and porches, and hardiplank siding.
- The HVAC units will be sited next to each townhouse and enclosed by a picket fence.



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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

The Commission has not previously reviewed this application.

SURROUNDING CONTEXT

The project is located in the northern edge of the Jackson Ward City Old and Historic District and spans the majority of the western edge of Chamberlayne Parkway from West Jackson Street to Price Street. The two-story, three-bay building located immediately to the south at 606 Chamberlayne Parkway is the only other building that faces Chamberlayne Parkway in the surrounding area. To the north, facing onto West Jackson Street are two semi-attached, two-bay frame buildings with one-story, full-width porches; and one semi-attached, four-bay building with a one-bay porch. The majority of the buildings have shallow shed roofs except for the building at 133 West Jackson Street, which has a side gable roof. Across Chamberlayne Parkway are the side and rear elevations of a group of semi-attached masonry buildings at 101-105 West Jackson Street. Staff notes the district boundary does not include the dwellings at 601-605 West Leigh Street, photos of which were included with the

application.

STAFF COMMENTS

Staff recommends that:

- The applicant use a more traditional roof form found in the district such as a low shed roof or a low-pitched side gable roof and reduce the height of the building to be more in keeping with the surrounding buildings
- The applicant clarify the porch and stair design in a subsequent application
- The applicant provide detailed product specifications for the mansard roof shingles; the fiber cement siding be smooth and without a bead; the final colors be submitted to staff for review and approval
- The applicant indicate the location of the HVAC units, and any proposed screening, on the site plan
- The applicant address inconsistencies between the elevations and the renderings

Staff requests that the applicant submit:

- a fully dimensioned context elevation that indicates the height of the proposed building elements, including foundation, porch floor and roof, cornice, and top of the roof; and the same features on the neighboring properties for comparison
- a fully dimensioned site plan, including the setbacks of all exterior elements, including porches and stoops and any proposed site improvements, including walkways
- fully dimensioned and accurately labeled elevations for all four sides of the buildings
- dimensioned interior floor plans

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 site is triangular in shape and the buildings are located on the site to address the irregular shape of the parcel.
	<i>3. New buildings should face the most prominent street bordering the site.</i>	The proposed townhouses face Chamberlayne Parkway, the primary street bordering the property.
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 proposes to build four 3-story, semi-attached townhouses. Staff notes there are a number of attached, semi-attached, and detached houses in the area; however the majority are two stories in height with either a low shed roof or a side gable roof. Staff recommends the applicant consider a low shed roof or a low-pitched side gable roof and reduce the height to be more in keeping with the surrounding buildings.
	<i>2. New residential construction should maintain the existing human scale of nearby historic residential construction in the district.</i>	The applicant proposes a one-story, full-width porch for each unit. Staff notes that the plans do not show front stairs, but the renderings do and requests <u>the applicant clarify the porch and stair design in a subsequent application.</u>
	<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 does not propose any cornice line details.
Height, Width,	<i>1. New residential construction should</i>	The three-story buildings will be 32'-6" in

Proportion, & Massing, pg. 47, #s1-3	<i>respect the typical height of surrounding residential buildings.</i>	height. According to the information in the application, the surrounding buildings are 24' in height.
	2. <i>New residential construction should respect the vertical orientation typical of other residential properties in surrounding historic districts.</i>	The applicant proposes vertically aligned windows and doors on the façade and rear elevations. The applicant does not propose any openings on the south elevation and staff recommends that windows be added to this elevation.
	3. <i>The cornice height should be compatible with that of adjacent historic buildings.</i>	As mentioned above, the design does not include a cornice line detail and the building will be one story (approximately 8 feet) taller than the surroundings buildings.
Materials and Colors, pg. 47, #s2-4	<p>2. <i>Materials used in new residential construction should be visually compatible with original materials used throughout the district.</i></p> <p>3. <i>Paint colors used should be similar to the historically appropriate colors already found in the district.</i></p> <p>4. <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></p>	The applicant proposes shingle roofs and fiber cement siding. Staff requests <u>product specifications for the mansard roof shingles as asphalt shingles are not permitted. Further, staff recommends that fiber cement siding be smooth and without a bead and that the final colors be submitted to staff for review and approval.</u>
New Construction, Doors and Windows, pg. 49 #3	3. <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>	As stated above, staff recommends the applicant install additional openings on the south elevation.
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 HVAC units will be installed on the ground, next to each unit in the rear. Staff requests <u>the applicant indicate the location of the HVAC units, and any proposed screening, on the site plan.</u>

FIGURES

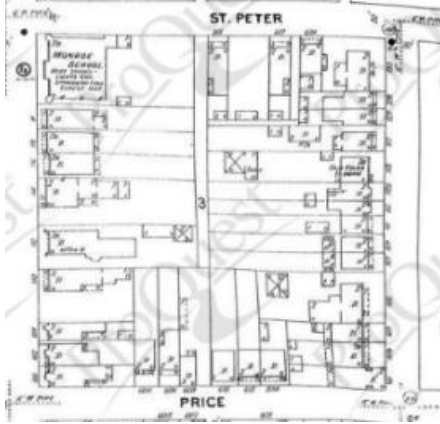


Figure 1. 1905 Sanborn Map.



Figure 2. 1925-1952 Sanborn Map.



Figure 3. 620 Chamberlayne Parkway



Figure 4. 620 Chamberlayne Avenue.



Figure 5. 606 Chamberlayne Parkway



Figure 6. 137-133 West Jackson Street.



Figure 7. 101-105 West Jackson Street.



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