

15. COA-055878-2019

PUBLIC HEARING DATE

June 25, 2019

PROPERTY ADDRESS

519 Saint James Street

DISTRICT

Jackson Ward

Commission of
Architectural Review
STAFF REPORT



APPLICANT

Center Creek Homes

STAFF CONTACT

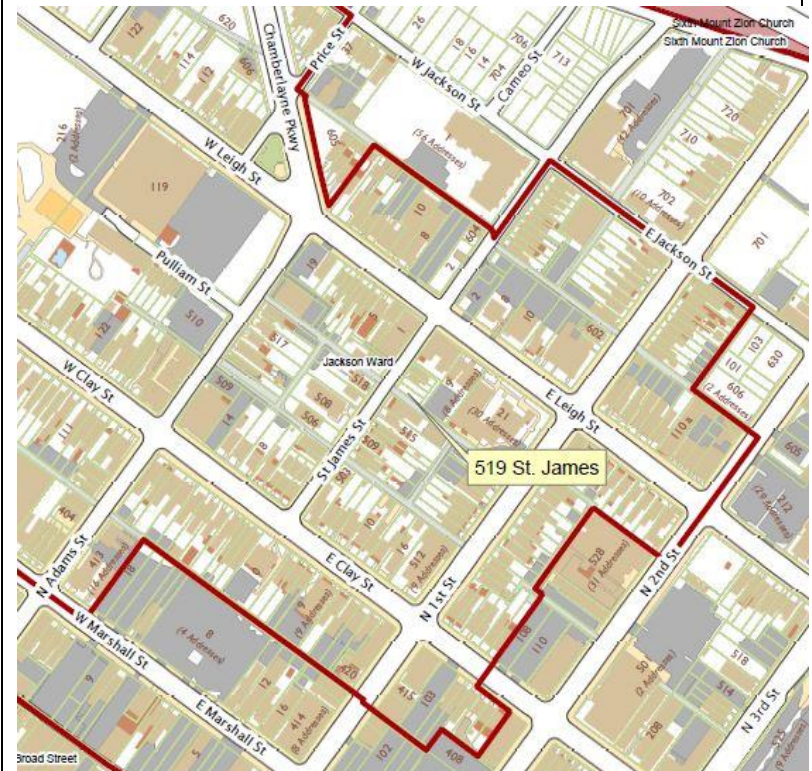
C. Jones

PROJECT DESCRIPTION

Construct a new, single-family residence on a vacant lot.

PROJECT DETAILS

- The applicant proposes to construct a new, semi-detached, single-family residence on a vacant lot.
- The proposed residence will be two stories in height, two bays wide, and generally rectangular in form. The building will have a recessed third-story section with a rooftop deck. The second story roof will generally be flat and the third-story section will have a shed roof.
- On the façade the applicant proposes a two-story projecting square bay, an entry stoop with a single door, and a metal canopy. The square bay will have paired, one-over-one windows. A single window will be located above the door. Design elements include a solid panel on the projecting bay to create a continuous vertical element between the two stories.
- On the alley side elevation the applicant proposes single, one-over-one windows in different sizes and configuration. On the rear elevation the applicant proposes a pair of full glass doors; a pair of double-hung, one-over-one windows on the second story; and a pair of awning windows on the third story.



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- The applicant proposes to use a grey lap siding on the exterior of the first and second story of the building and white channel siding on the third story. The foundation will be grey parge and the porch stairs will be cast concrete, also painted grey. The applicant proposes solid wood-and-glass doors. The cornice will be a flat metal in medium bronze.
- The applicant also proposes down lighting over the doors.

STAFF RECOMMENDATION

APPROVE WITH CONDITIONS

PREVIOUS REVIEWS

The Commission reviewed this project at the May 28th meeting. During the meeting, the Commission

discussed the possibility of moving the third-story section to the front of the house and moving the terrace to the rear; provided other examples of recently approved modern design; and suggested changes to the fenestration pattern and window type. The applicant has responded to staff and Commission suggestions and removed some of the design elements in order to reinforce the contemporary design of the building; addressed the fenestration patterns on the alley side elevation; and provided additional information about the gutters and downspouts. Staff also notes that an application for the neighboring property at 521 Saint James has been submitted.

STAFF RECOMMENDED CONDITIONS:

- The applicant submit window specifications that meet the Commission *Guidelines* for staff review and approval.
- The fence be painted or stained a neutral color found in the Commission paint palette.
- Should the property at 519 Saint James not be constructed, the treatment of side elevation be submitted for administrative review and approval.

STAFF ANALYSIS

Form, pg. 46 # 2	<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 with a third-story rear section and roof terrace. Staff finds that this is generally in keeping with the human scale of the existing buildings.
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 building is two stories in height with a recessed third-story section and roof terrace. The proposed two-story section is 23'-9" from grade to bottom of the eave, a foot or two taller than the surrounding buildings. The third-story section will be 34' to the roof peak, approximately 12' taller than the neighboring buildings. Staff finds the recessed third-story section and roof terrace at the front are features not commonly found in the Jackson Ward Historic District, though variations in height and number of stories is a pattern often found. Staff finds that a third story at the front of the house would be more in keeping with the Guidelines.
	<i>2. New residential construction should respect the vertical orientation typical of other residential properties in surrounding historic districts.</i>	The proposed building will have vertically aligned openings on the façade, similar to the neighboring residential buildings. Staff finds that the addition of the metal panels on the façade helps to reinforce the traditional vertical orientation typical of other properties in the surrounding district.
	<i>3. The cornice height should be compatible with that of adjacent historic buildings.</i>	The streetscape provided by the applicant indicates that the two-story section will be compatible with the height of the surrounding residential buildings.
New Construction Doors and Windows, pg. 56	<i>2. 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 majority of the highly visible side elevations in the district have vertically and horizontally aligned windows of the same size. The applicant has addressed the fenestration pattern on the right (alley) side elevation by using more consistently sized windows and adding a window on the second story. Staff finds that this achieves a more consistent fenestration pattern on this elevation.
	<i>4. Because the material cannot be manufactured to model effectively the</i>	The applicant has not provided material specifications for the proposed windows. <u>Staff</u>

appearance of historic windows, vinyl windows are not appropriate for buildings in historic districts.

recommends approval with the condition that the applicant submit window specifications that meet the Commission Guidelines for staff review and approval.

Fences & Walls, pg. 51

*1. Fence, wall, and gate designs should reflect the scale of the historic structures they surround, as well as the character of nearby fences, walls, and gates.
2. Fence, wall, or gate materials should relate to building materials commonly found in the neighborhood.
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 proposes to install a six-foot-tall wood privacy fence around the side and rear yard of the property. Staff notes the presence of other wood privacy fences in the immediate area. Staff recommends approval of the fence with the condition that it be painted or stained a neutral color found in the Commission paint palette.

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. 519 St. James Street



Figure 2. 519 St. James Street



Figure 3. 500 block St. James St, odd side



Figure 4. 500 block St. James St, even side



Figure 5. 500 block St. James St, odd side



Figure 6. 500 block St. James St, odd side