

15. COA-079734-2020

PUBLIC HEARING DATE

October 27, 2020

PROPERTY ADDRESS

2325 Venable Street

DISTRICT

Union Hill

APPLICANT

Eastern Edge Development

STAFF CONTACT

Carey L. Jones

Commission of Architectural Review

STAFF REPORT

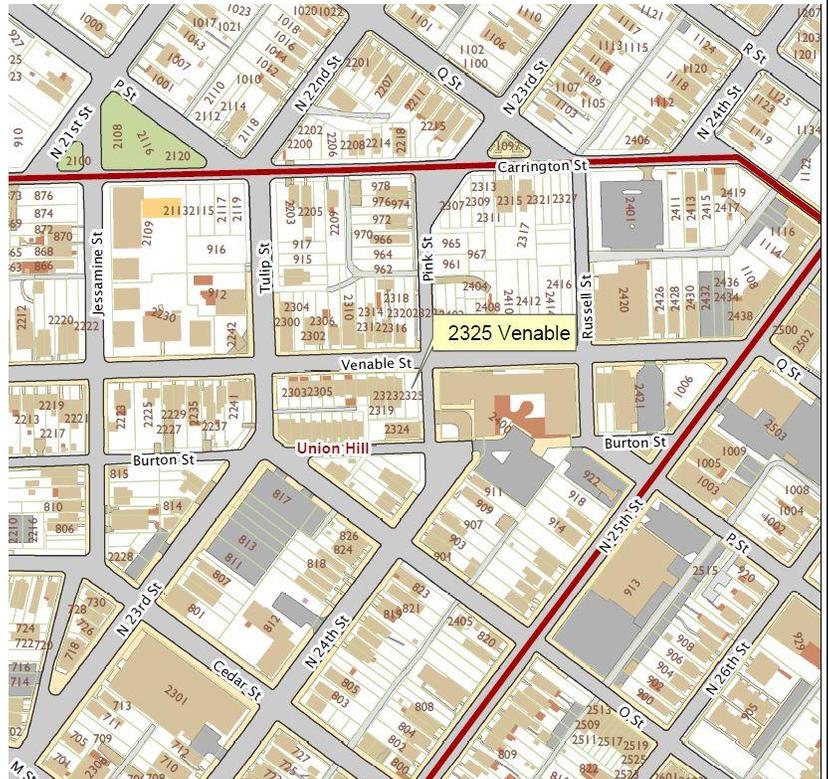


PROJECT DESCRIPTION

Construct a new two-story, single-family detached residence.

PROJECT DETAILS

- The applicant proposes to construct a two-story, single-family residence on a vacant corner lot.
- The residence will be three bays wide with a shed roof, a one-story full-width porch, and a raised foundation.
- Decorative details include a cornice line with brackets and modillions, two-over-two windows, and square columns.
- Proposed materials include a white membrane roof, a flat seam metal roof for the porch, and smooth fiber cement lap siding in blue. All trim, columns, headers, and railing are proposed as a white composite material. Windows are proposed to be single-hung, white, in a composite material.
- The applicant also proposes a rear two-story porch, and rooftop patio.



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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

The residential character of the north side of Venable Street is primarily 2-story three-bay brick Italianate structures set on raised foundations with full-façade front porches. The south side of Venable Street is developed with two large 2-story brick structures of attached single family dwellings. Each single family home has three bays, many with a 2-bay front porch, and seven of the homes have false mansard roofs. The Commission recently approved the new construction of a two-story mixed-use building directly across the street

from the subject property.

**STAFF COMMENTS**

- The applicant proposes the use of historic design details with modern features such as a rooftop terrace. Since this is a corner site, the applicant could consider a slightly taller building with simplified details that incorporates a modest rooftop element.
- the applicant submit a line of site drawing to indicate the visibility of this feature
- the applicant provide details about the future rooftop guardrail for Commission review
- the applicant utilize a window that meets the Commission guidelines, either wood or aluminum clad wood
- the fence be a wood material in keeping with the guidelines

**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 indicating the proposed new construction will align with the neighboring buildings.
	<i>3. New buildings should face the most prominent street bordering the site.</i>	The building faces Venable Street.
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 a two-story, three-bay, rectangular building.
	<i>2. New residential construction should maintain the existing human scale of nearby historic residential construction in the district.</i>	The applicant proposes a building that is in keep with the scale of the surrounding historic district.
	<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 proposes a decorative cornice line, a front porch and stairs. Staff finds the cornice line does not reflect those found in the surrounding area, which typically are taller and have panels between the brackets.
Height, Width, Proportion, & Massing, pg. 47, #s1-3	<i>1. New residential construction should respect the typical height of surrounding residential buildings.</i>	The applicant proposes a two-story building; staff finds this is in keeping with the surrounding area. Staff notes the presence of a rooftop stair and since this is a corner property, requests that <u>the applicant submit a line of sight drawing to indicate the visibility of this feature.</u>  Staff also notes the applicant indicates a future rooftop guardrail and requests the applicant <u>provide this information for Commission review.</u>
	<i>2. New residential construction should respect the vertical orientation typical of other residential properties in surrounding historic districts.</i>	The applicant proposes vertically aligned fenestration patterns on the façade, side, and rear elevations. On the rear the applicant proposes a combination of four connected, fixed and operable openings to provide access to the rear porches. Staff notes this is not a typical pattern found in the district.
	<i>3. The cornice height should be compatible with that of adjacent historic buildings.</i>	According to the streetscape submitted by the applicant the building height will be compatible

		with the surrounding single-family residential buildings. Staff requests the applicant provide a <u>detailed context elevation with heights indicated.</u>
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>	<p>The applicant proposes hardi siding for the exterior of the building. Staff finds that all of the residential buildings on this block face of Venable Street are masonry as are almost all of the buildings on the other side of the street. Staff finds the proposed fiber cement is not in keeping with the residential buildings in the surrounding area, and recommends the applicant consider a masonry material to be visually compatible with the existing historic fabric.</p> <p>Staff also notes the applicant proposes a composite window, and recommends the applicant <u>utilize a window that meets the Commission guidelines, either wood or aluminum clad wood.</u></p>
New Construction, Standards for New Construction: Corner Properties – Residential, pg. 48	<p>1. <i>Secondary elevations of corner properties should reference massing similar to other corner locations in the historic district.</i></p> <p>2. <i>The material used in the primary elevation should be continued along the second, corner elevation.</i></p> <p>4. <i>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></p>	The applicant proposes to use the same materials on the front and sides of the building. Staff notes that the windows are vertically and horizontally aligned, similar to the façade.
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 proposes to locate the HVAC equipment in the rear yard and screen it with a fence.
Fences and Walls, pg. 51	3. <i>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.</i>	The applicant indicates a wood or composite fence will be installed. Staff recommends <u>the fence be a wood material in keeping with the guidelines.</u>

FIGURES

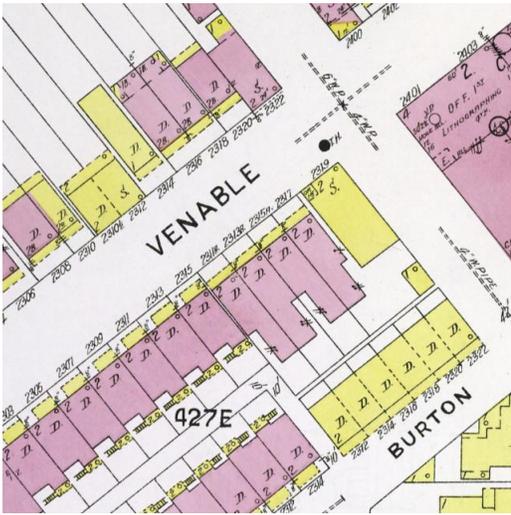


Figure 1. Sanborn Map, 1925

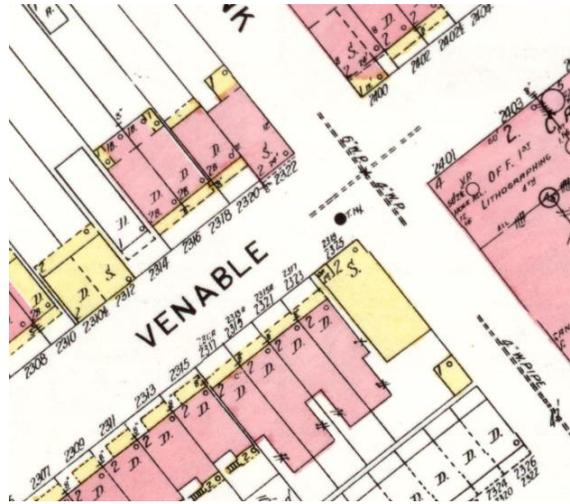


Figure 2. Sanborn Map, 1952.



Figure 3. 2325 Venable Street



Figure 4. Corner of Venable and Pink Streets, looking north east.



*Figure 5. 2300 block Venable Street, odd side west of the subject lot*



*Figure 6. 2300 block Venable Street, even side*