

8. COA-052434-2019

PUBLIC HEARING DATE

April 23, 2019

PROPERTY ADDRESS

2901 M Street

DISTRICT

Church Hill North

APPLICANT

C. Harris

STAFF CONTACT

C. Jones

Commission of
Architectural Review

STAFF REPORT

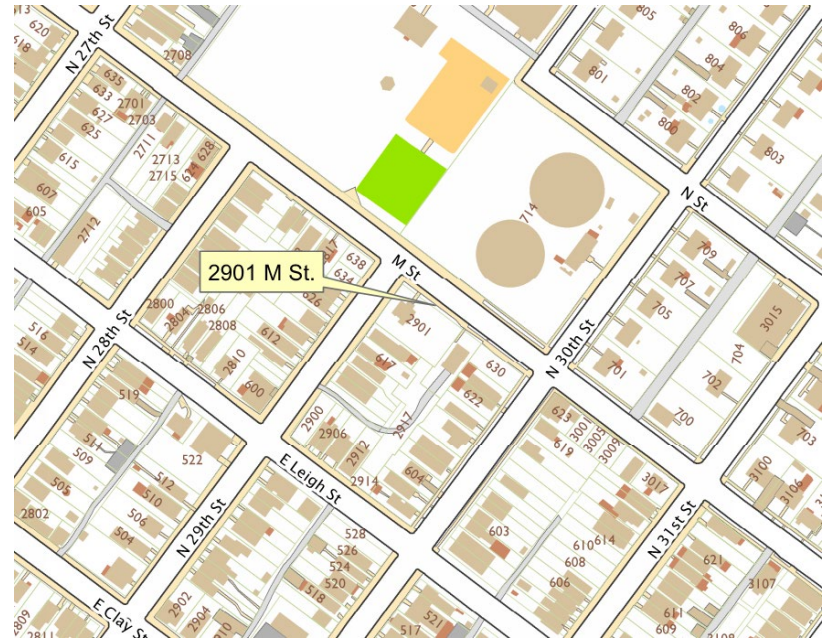


PROJECT DESCRIPTION

Construct two, new, single-family residences.

PROJECT DETAILS

- The applicant requests approval to construct two new, semi-attached, single-family residences.
- Each building will be 17 feet wide, almost 41 feet deep and 30 feet in height. The design includes a false mansard and shed roof, smooth exterior siding, and a brick foundation.
- The façade (north elevation) will be four bays wide with two shed-roof porches, four windows on the second story, and four front-gable dormers on the third story.
- Since the previous application the applicant has added windows on the side elevations.
- The applicant has also added two separate eight-foot deep, full-width decks to the second story of the rear elevation.
- Proposed materials include flat seam metal roofing and EPDM membrane for the roofs, composite trim, half-round gutters and downspouts. The applicant proposes double-hung, aluminum clad, composite windows. For the porch the applicant proposes composite columns, rails, balusters, and ceilings.



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STAFF RECOMMENDATION

DEFER

PREVIOUS REVIEWS

The Commission reviewed this application at the conceptual level during the February 26, 2019 meeting. During conceptual review, the Commission suggested a lower roof slope so that the dormers could be recessed from the front of the buildings and that the dormers be reduced in size or number so that they are secondary to other windows on the façade. Some of the Commissioners felt that the dormers were unnecessary, while others pointed to more successful dormers on new construction in the area. The Commission also recommended increasing the size of the window openings. In terms of the massing, the Commission suggested the applicant consider four evenly balanced units instead of three, with a break in the massing between the units. The Commission also expressed that the style was not distinct, neither historic nor contemporary, and suggested other successful examples of new construction. The applicant responded to Commission feedback and moved the buildings closer to M Street and redesigned the massing to include two semi-attached buildings.

The Commission reviewed the application again at the March 26, 2019 meeting. During the meeting, the Commission members primarily responded to the fenestration pattern and size and the overall design of the buildings. In terms of the fenestration patterns, the Commission members suggested the design include windows on the side elevations and that the overall size of the windows be increased. Commission members specifically requested a window schedule to better understand the size of the proposed windows. The Commission also responded to the size of the proposed dormers, which were designed to match the dormers on the adjacent historic building, though the overall massing and form of the proposed buildings were larger than the existing.

In terms of the overall design, the Commission recommended the applicant incorporate architectural details that reference the surrounding historic or modern construction. The Commission recommended the applicant consider changes to the roof form and the addition of an architectural element on the west elevation that references the historic house. Some Commission members also suggested ways to incorporate an internal garage into the design, though the Commission was not unanimous on this recommendation. The Commission voted to defer the application to allow the applicant the opportunity to provide additional design details.

On April 4th, 2019 staff met with the architect for the project and discussed the Commission feedback and additional design details required for final review. The architect for the project also asked about additional outdoor living space, including a second story deck or porch, and staff agreed that this is a feature found on new construction in the historic district.

STAFF RECOMMENDED CONDITIONS:

- Staff recommends the applicant explore alternative ways to increase either the size or number of openings to balance the amount of solid wall space and openings. Staff also recommends the applicant consider a different pattern for the dormers that is more in keeping with the historic buildings and new construction in the area.
- Staff recommends that the windows be lengthened to six feet on the first floor and five to five-and-one-half feet on the second floor.
- Staff recommends the applicant design a more cohesive plan for the rear elevation that integrates the first and second story outdoor living spaces.

STAFF ANALYSIS

Height, Width, Proportion & Massing, pg. 47, #2

New residential construction should respect the vertical orientation typical of other residential properties in surrounding historic districts. New designs that call for wide massing should look to the project's local district for precedent.

Other applications for new construction of a house of this width (17 feet) typically have a three-bay configuration. The applicant proposes a two-bay configuration, resulting in more solid wall space than is typical for historic buildings or new construction. Staff recommends the applicant explore alternative ways to increase either the size or number of openings to balance the amount of solid wall space and openings. Staff also recommends the applicant consider a different pattern for the dormers that is more in keeping with the historic buildings and new construction in the area.

Doors and Windows, pg 49, #3.

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.

Staff notes that for properties of similar heights, the front windows on the first floor are often six feet long, not the five feet the applicant proposes, and windows on the second story are often five or five-and-one-half-feet in height. Staff recommends that the windows be lengthened to six feet on the first floor and five to five-and-one-half feet on the second floor, the lengths often found on new construction in

Form, pg. 46 #1

New construction should use a building form compatible with that found elsewhere in the historic district. Building form refers to the specific combination of massing, size, symmetry, proportions, projections and roof shapes that lend identity to a building. Form is greatly influenced by the architectural style of a given structure.

the historic district.

Staff finds the two separate, second-story decks over the connected shed roof entry stoop on the rear are not in keeping with the historic buildings or new construction found in the district. Staff recommends the applicant utilize a more cohesive design for the rear elevation that integrates the first and second story outdoor living spaces.

FIGURES



Figure 1. 2901 M Street



Figure 2. 2901 M Street



Figure 3. New construction at 2825 M Street with large windows on the first floor, dormer, and a two-story porch on the rear elevation.



Figure 4. New construction at 2900 East Leigh Street with larger windows on the first and second floor.