



COMMISSION OF ARCHITECTURAL REVIEW

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

PROPERTY (location of work)

Address 2007 Cedar Street

Historic district Union Hill

Date/time rec'd:	<u>2-24 am</u>
Rec'd by:	<u>AD</u>
Application #:	
Hearing date:	<u>2-26-19</u>

COA - 048385 - 2019

APPLICANT INFORMATION

Name Zach Kennedy

Phone 804-980-7377

Company Cheneys Creek LLC

Email zkennedy1@gmail.com

Mailing Address 6700 Stuart Avenue
Richmond, VA 23226

Applicant Type: Owner Agent
 Lessee Architect Contractor
 Other (please specify):

OWNER INFORMATION (if different from above)

Name _____

Company _____

Mailing Address _____

Phone _____

Email _____

PROJECT INFORMATION

Review Type: Conceptual Review Final Review

Project Type: Alteration Demolition New Construction
(Conceptual Review Required)

Project Description: (attach additional sheets if needed)

Proposal to construct a new multi-family building on this R63 zoned property.

ACKNOWLEDGEMENT OF RESPONSIBILITY

Compliance: If granted, you agree to comply with all conditions of the COA. Revisions to approved work require staff review and may require a new application and CAR approval. Failure to comply with the COA may result in project delays or legal action. The COA is valid for one (1) year and may be extended for an additional year, upon written request.

Requirements: A complete application includes all applicable information requested on checklists to provide a complete and accurate description of existing and proposed conditions. Preliminary review meeting or site visit with staff may be necessary to process the application. Owner contact information and signature is required. Late or incomplete applications will not be considered.

Zoning Requirements: Prior to CAR review, it is the responsibility of the applicant to determine if zoning approval is required and application materials should be prepared in compliance with zoning.

Signature of Owner

Date 1/24/19

2007 Cedar Street

DETAILED DESCRIPTION OF PROPOSED WORK The proposed six-unit Multi-Family building shall be located on the vacant lot of 2007 Cedar Street in Richmond's Historic Union Hill Neighborhood. As stated in the handbook, the goal of this design is that it shall be compatible with surrounding structures, while still representing the modern time in which it will be constructed. The City's future planning for this area is high urban density and the proposed function of this property complements their stated goal. This property will share similar massing and design of other new construction projects in the Union Hill District.

SITTING According to page 44 of the Old & Historic Districts of Richmond, Virginia: Handbook and Design Review Guidelines, "New residential infill construction should respect the prevailing front and side yard setback patterns of the surrounding block." Due to the nature of the lot's positioning the structure at 2007 Cedar will follow the same sitting as the houses directly across the street. **We have provided a couple additional feet of setback in the front yard per the request of a couple Board members.** The Handbook also suggests that, "New buildings should face the most prominent street bordering the site." The proposed building will face Cedar Street. Further, it has been mentioned that the Commission recognizes the correlation between prominent outdoor porches as influential to the safety and well-being of the community. This design uses the front and rear porches/"bay" to promote outdoor interaction between the residence and the neighbors.

FORM The Handbook states that, "New construction should use a building form compatible with that found elsewhere in the historic district." The massing, size, symmetry, proportions, projections and roof shapes follow that of other buildings in the historic neighborhood. The windows, the front door and the covered front porches on the prominent street follow the same pattern and proportion of other buildings in the surrounding neighborhood, as well as, with other approved new construction in the District. The proposed three-story building uses the front porches as "bays" or projections that are seen throughout Church Hill.

HEIGHT, WIDTH, PROPORTION + MASSING According to page 45 of the Handbook, "New residential construction should respect the typical height of surrounding residential buildings." The height of the proposed building will be on a first floor slab keeping the building height as low as possible. The house adjacent to 2007 Cedar Street sits

approximately 2' higher than the sidewalk, while 2007 Cedar Street will be placed much closer to the sidewalk grade. The adjacent home is approximately 29'6" to 30' at its highest point off the sidewalk. The front facade shall respect the District by positioning its windows in groups similar to other properties, and will provide a cornice that although not as ornate will be displayed and respect a federal style appropriate for the neighborhood. **Per the Boards request we have redesigned the front entrance to provide a clear front entrance to the property.**

MATERIALS + COLORS The Handbook states that, "Materials used in new residential construction should be visually compatible with original materials used throughout the district." The materials proposed include a white membrane roof (not visible), as well as smooth cement lap board siding with an accent color at certain groups of windows. The proposed colors are irongray and white, The exterior doors will be black with full lite glass, mimicking full height windows. **The 3rd story will be made of metal panels that are positioned vertically. We have chosen white on the 3rd floor in an effort to reduce the impact that a third story may create on the neighboring homes, even though our height is only a few feet taller.**

DOORS + WINDOWS The Handbook states that, "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." The windows and doors of the proposed home are compatible with those of the other homes in the District. The exterior doors will be full height and will be complemented by additional full height glass panels to mimic a bay window. All exterior doors will be painted black to match the trim around each window (which is also black). The window and door headers will be aligned.

PORCHES + PORCH DETAILS According to page 46 of the Handbook, "New porch railing designs, compatible with the overall design of the building, will also be considered," and, "Porch roofs are encouraged to utilize standing-or flat-lock metal seam roofs that are hand-seamed, or closely approximate hand-seaming." The front and rear porches will be constructed of black painted steel and will have concrete floors. The porches will be surrounded by black posts and top cap and chrome cable rails. The roof of each porch will be a flat membrane roof with black coping and a gutter with round downspout.

MISCELLANEOUS: The proposed building will provide a screened trash enclosure on the rear of the property with access at the adjacent alley. The main access to the shared/community space of the building will be through a recessed public door facing the adjacent alley. All mail will be screened from public view by being positioned in the recessed area of the community entrance and will be installed on the North facing wall of said entrance. The building was designed with this recessed area to provide a "break" in the building to allow it to feel like two buildings rather than one long singular structure. We have added a pedestrian sidewalk that extends from the front of the building to the rear on the alley to allow residents a safe access to their home, per the Commissions concern that the side entrance may be a hazard due to alley automobile traffic. The parapet wall surrounding the roof will act as a screen for the mechanical units. The roof will drain west into a gutter with round downspouts.

Other modifications per the Commissions request, we have reduce the length and width of the property. This has allowed us a larger front yard, parking in the rear, and better access to the trash cans in the alley. We now show the lighting for the units and the alley, and hope this shows the minimal impact it has on the neighbors privacy.

New Construction Overview:

Foundation: parged CMU block with slab on grade

Framing: 2x6 wood framing

Exterior Doors: Full Lite Fiberglass, painted Black
Sizing: 5-0x8-0 with single 2-6x8-0 fixed panel

Windows: Andersen 100, black exterior trim, casement and fixed
Sizing: [2-6x5-0] & [2-6x2-6]

Siding: James Hardie Cement Siding - (smooth lap)
Main Building (1st & 2nd Floor) - 7" exposure, (Iron Gray)
Accent Walls – 4" exposure, iron gray
Main Building (3rd Floor) – Vertical 1" Reveal 12" wide metal panels (White)

Deck/Porches: cement flooring, cable rail, black metal framing

Metal Trim:

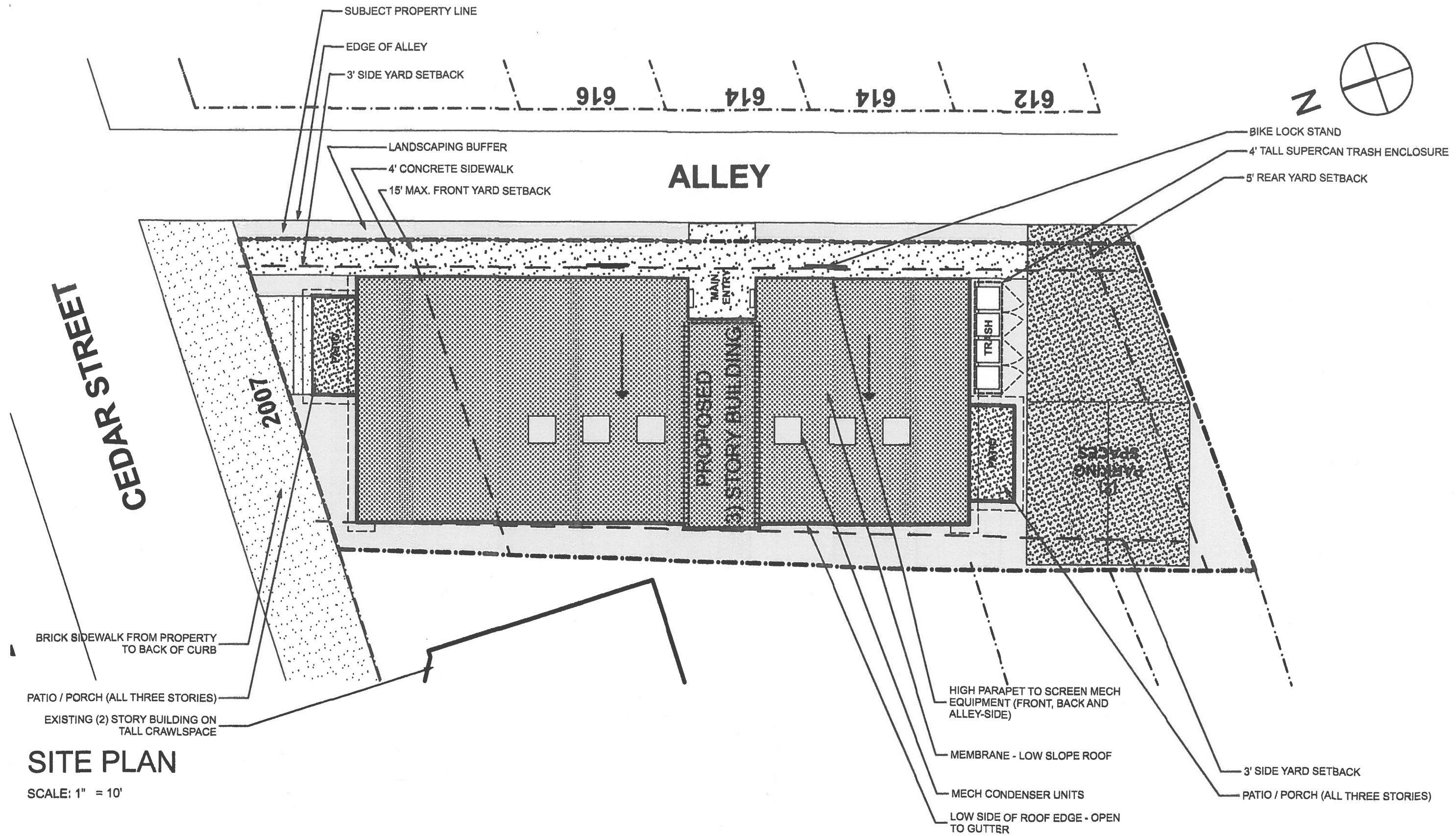
Siding Corners: extruded aluminum metal corners
Coping: black metal at roofs and cornice
Accent: metal trim coil around accent walls

Gutters/Downspouts:

K Style Gutters (color to match siding)
4" round downspouts (color to match siding)

Trash Screen:

Horizontal Treated Wood with Black gate latching

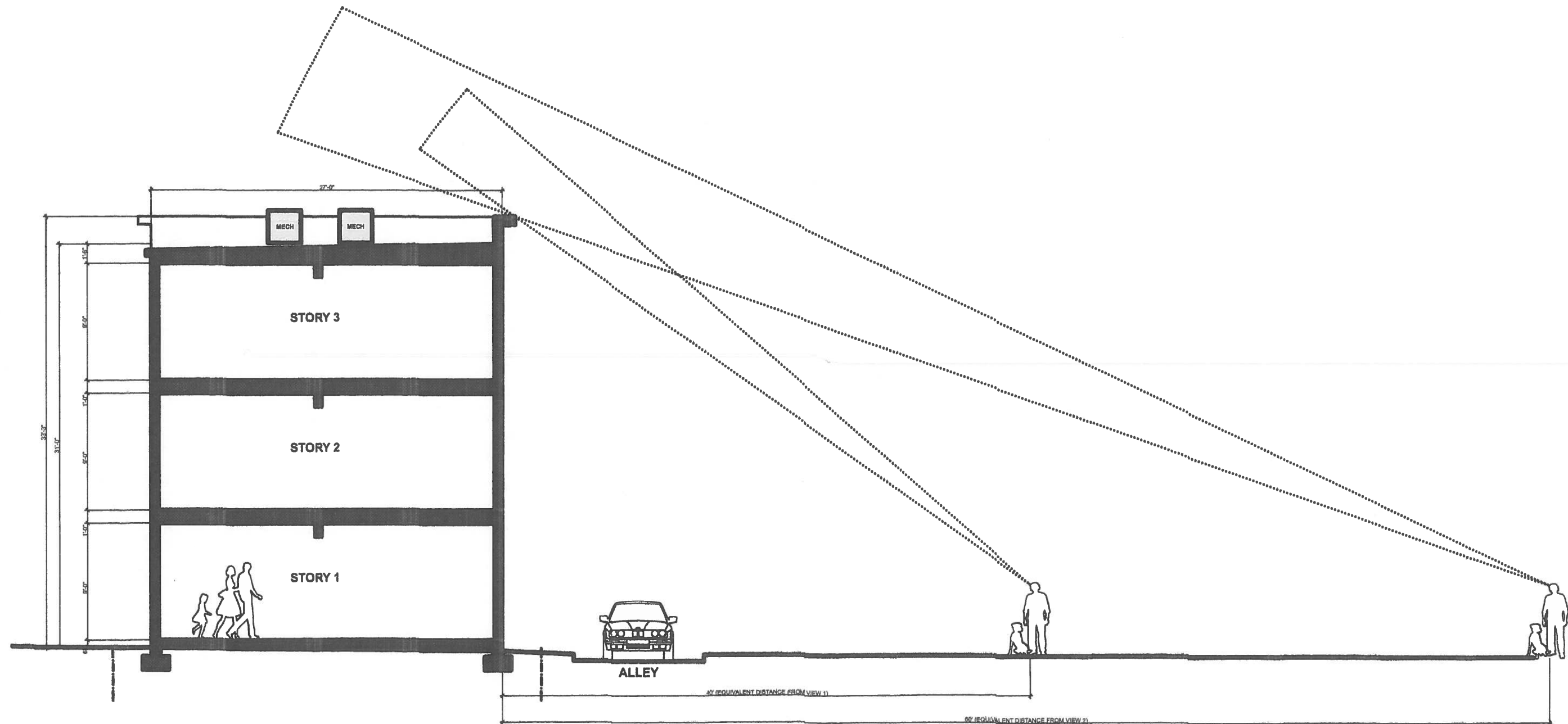


SITE PLAN
 SCALE: 1" = 10'

SK-02
 1/18/19
 PROJECT NO.: 18008

PROPOSED SITE PLAN
 2007 CEDAR STREET
 RICHMOND, VIRGINIA





SIGHT LINES / SECTION ELEVATION

SCALE: 1/8" = 1'-0"

<p>SK-03 1/18/19 PROJECT NO.: 18008</p>	<p>SIGHT LINES / SECTION ELEVATION 2007 CEDAR STREET RICHMOND, VIRGINIA</p>	<p>mario di marco ARCHITECTS</p>
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PROPOSED STREETSCAPE ELEVATION (FLATTENED FOR CLARITY)

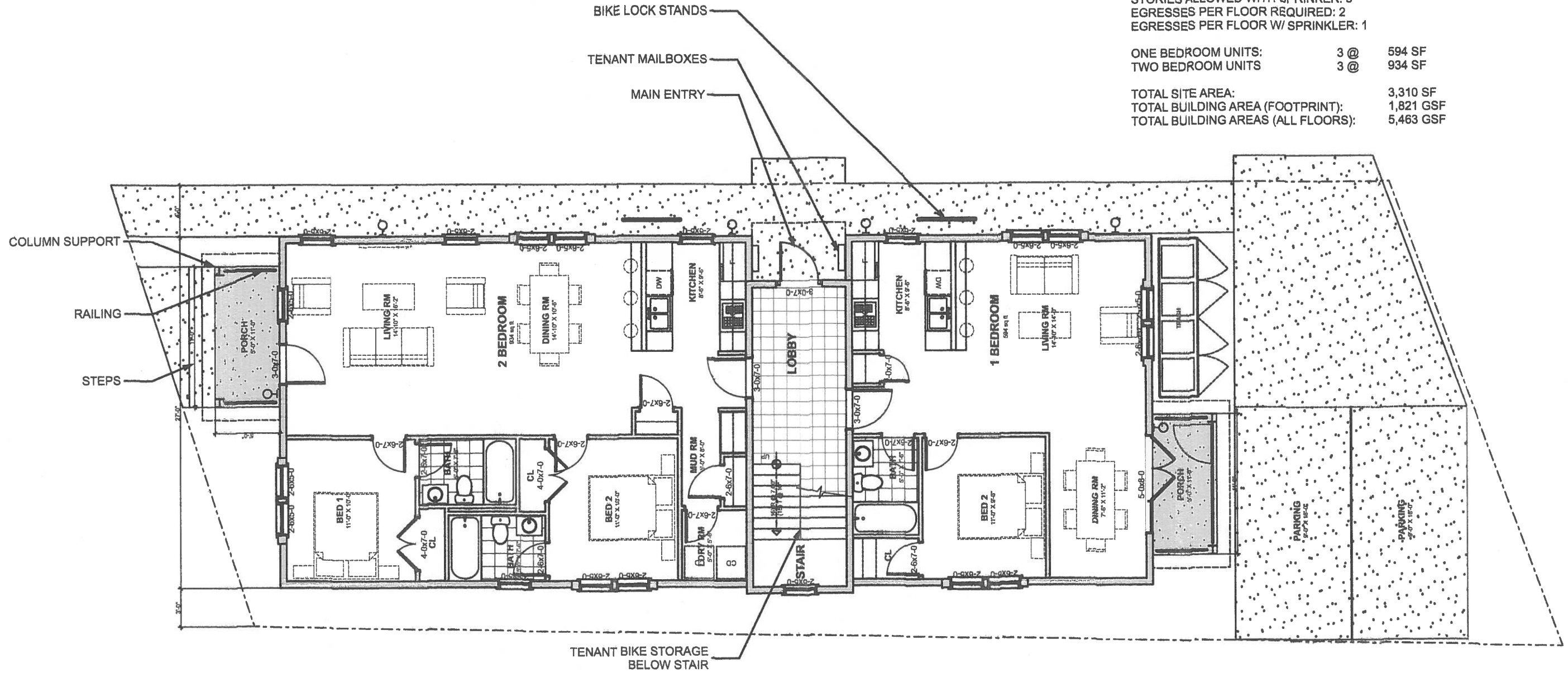
SCALE: 1:160

BUILDING DATA:

BUILDING TYPE: R-2
 CONSTRUCTION TYPE: VB
 STORIES ALLOWED: 2
 STORIES ALLOWED WITH SPRINKLER: 3
 EGRESS PER FLOOR REQUIRED: 2
 EGRESS PER FLOOR W/ SPRINKLER: 1

ONE BEDROOM UNITS: 3 @ 594 SF
 TWO BEDROOM UNITS: 3 @ 934 SF

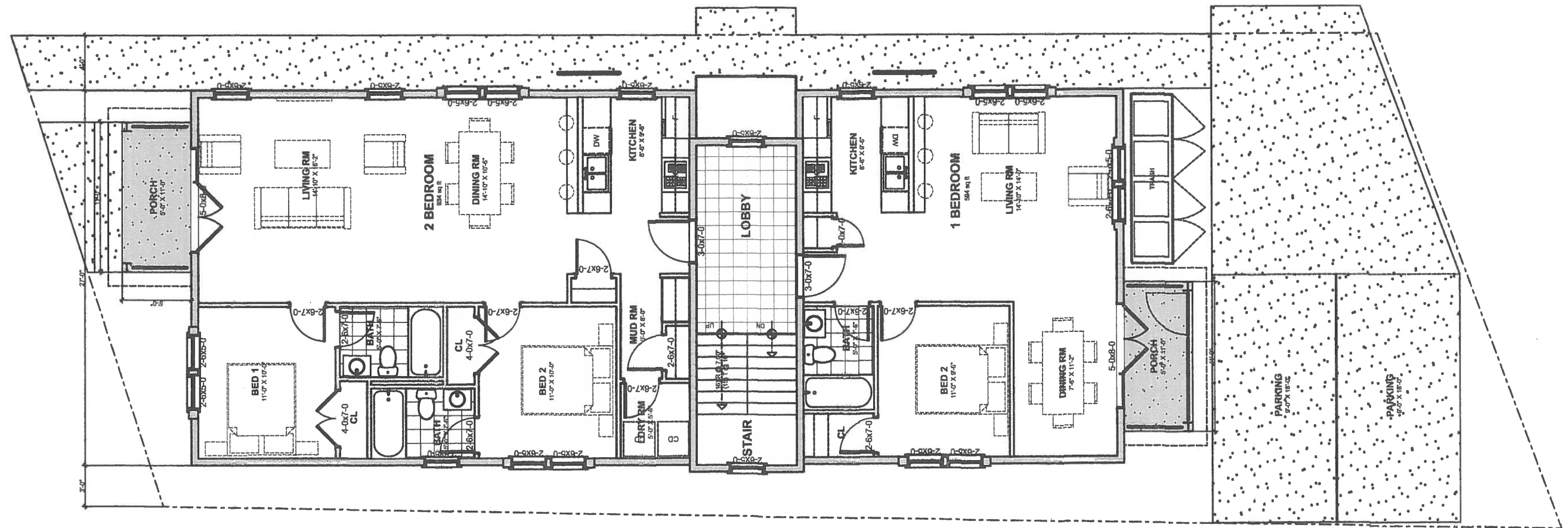
TOTAL SITE AREA: 3,310 SF
 TOTAL BUILDING AREA (FOOTPRINT): 1,821 GSF
 TOTAL BUILDING AREAS (ALL FLOORS): 5,463 GSF



FIRST FLOOR PLAN


SCALE: 1/8" = 1'-0"

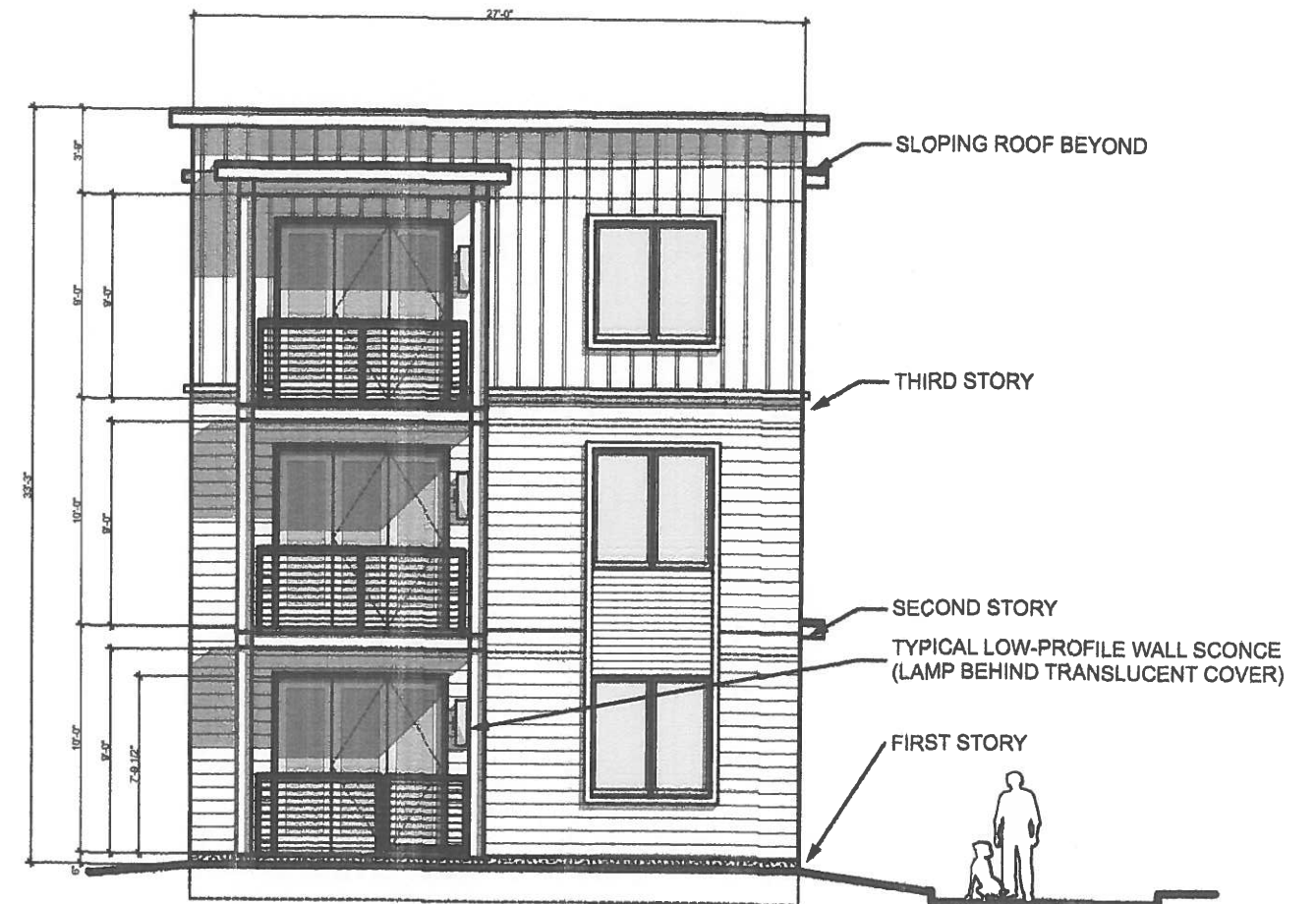
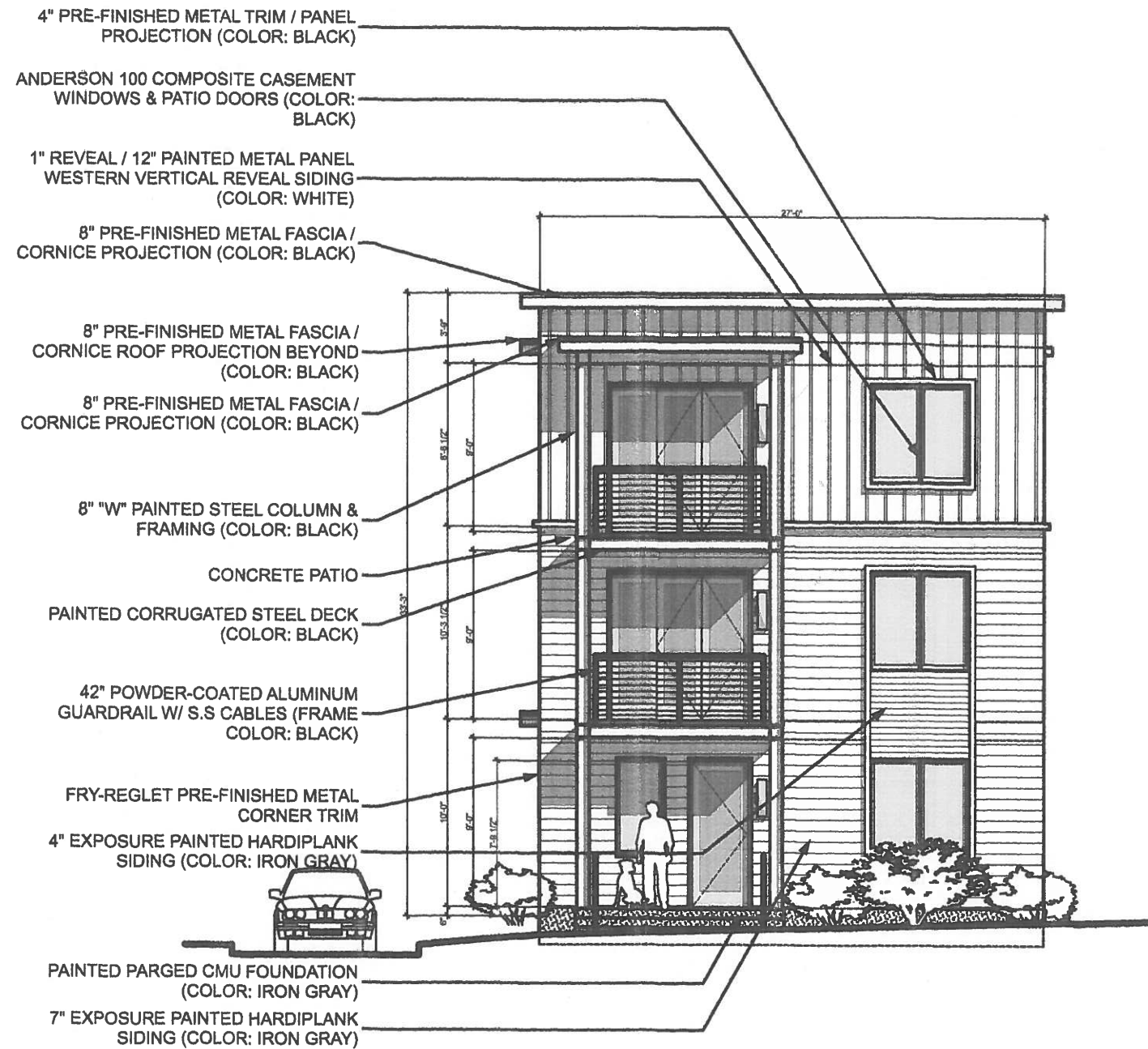
<p>SK-05 1/18/19 PROJECT NO.: 18008</p>	<p>PROPOSED FIRST FLOOR PLAN 2007 CEDAR STREET RICHMOND, VIRGINIA</p>	 <p>mario di marco ARCHITECTS</p>
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SECOND & THIRD FLOOR PLAN


SCALE: 1/8" = 1'-0"

<p>SK-06 1/18/19 PROJECT NO.: 18008</p>	<p>PROPOSED SECOND FLOOR PLAN 2007 CEDAR STREET RICHMOND, VIRGINIA</p>	 <p>mario di marco ARCHITECTS</p>
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PROPOSED FRONT & REAR ELEVATION

SCALE: 1/8" = 1'-0"

<p>SK-07 1/18/19 PROJECT NO.: 18008</p>	<p>PROPOSED FRONT (CEDAR ST) & REAR ELEVATION 2007 CEDAR STREET RICHMOND, VIRGINIA</p> 
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PROPOSED LEFT SIDE ELEVATION

SCALE: 1/8" = 1'-0"

SK-08

1/18/19

PROJECT NO.: 18008

PROPOSED LEFT SIDE ELEVATION (ALLEY)

2007 CEDAR STREET

RICHMOND, VIRGINIA



4" PRE-FINISHED METAL GUTTER
(COLOR: BLACK)



PROPOSED RIGHT SIDE ELEVATION

SCALE: 1/8" = 1'-0"

SK-09
1/18/19
PROJECT NO.: 18008

PROPOSED RIGHT SIDE ELEVATION
2007 CEDAR STREET
RICHMOND, VIRGINIA





