

**COMMISSION OF ARCHITECTURAL REVIEW
STAFF REPORT
April 24, 2018, Meeting**

14. **COA-033492-2018** (J. Heeralall)

**2113 Cedar Street
Union Hill Old and Historic District**

Project Description: Construct a new, 2-story single family dwelling.

Staff Contact: K. Chen

Proposal: The applicant requests approval for the construction of a new detached single-family house on vacant lots in the Union Hill Old and Historic District. The dwelling has a 3-bay façade and a full façade front porch set on brick piers with turned posts, a hipped-roof covered with black EPDM, and Richmond rail. The façade has a decorative cornice and a rear sloping shed roof. The rear of the dwelling is visible from a public alley and has an inset porch on the first story at the southeast corner. The dwelling will have 2/2 or 1/1 wood windows (drawings differ from written description) and fiber cement siding.

Surrounding Context: The proposed new construction will be located on the south side of Cedar Street on a combined between two historic houses. The house to the west is a 2-story, 3-bay, frame building with a full façade porch and false mansard roof. The house to the east and west are ca. 1860 2-story, 3-bay, frame-dwellings with entry porticoes or full façade porches, box cornices, shallow gable-roofs and all are set on raised brick foundations. The houses are set at angles to the street with a variety of setbacks and retaining walls of varying heights at the sidewalk.

Previous Reviews: This is the Commission’s first review of this project.

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: Residential” on pages 46-51 of the *Richmond Old and Historic District Handbook and Design Review Guidelines*.

S=satisfies

D=does not satisfy

NA=not applicable

S **D** **NA**

New infill construction should respect the prevailing front and side yard setback patterns in the surrounding district

The front yard setback is shown 20’ on the east side of the building and 22’-6” on the west side which responds to the angle of the street and is compatible with the staggered setbacks on the block. The side yard set backs are shown to be slightly over 3’ as

required by zoning. A context site plan was included and clearly illustrates the setbacks of the adjacent properties.

- Where the adjoining buildings have different setbacks, the setback for the new building should be based on the historical pattern for the block**

The adjacent properties have similar setbacks. The context site plan included with the application clearly illustrates the angle of the street and setbacks of the adjacent properties.

- New buildings should face the most prominent street bordering the site**

The dwelling addresses Cedar Street.

- New construction should use a building form compatible with that found elsewhere in the district. Form refers to the combination of massing, size, symmetry, proportions, projections and roof shapes that lend identity to a building.**

The project utilizes elements found on structures on the block including a raised foundation, a full façade porch, and a 3-bay, symmetrical façade. There are a variety of architectural styles on the block from a brick, Federal double house, Greek Revival detached dwellings and a Queen Anne double house. The north side of the street is dominated by frame, Italianate row houses with decorative cornices, window hoods and elaborate full façade porches. A 1977 photograph of the block shows that the parcel was occupied by a 2-story, 2-bay Italianate double house.

- New construction should incorporate human-scale elements such as cornices, porches and front steps.**

The proposed project incorporates human-scale elements including a front porch with front steps and a decorative cornice.

- New construction should respect the typical height of surrounding buildings**

The dimensioned context elevation provided shows that the new dwelling will be 27'-4" above a level grade line – the street slopes down to west. The house to the left is 27'-4" above this line and the house to the right is 24'-6" above this line. The height of all three foundations vary below this grade line in response to the slope of the street. The height of the front porch is set at 3'-8" above level grade as compared to 4'-8" to the left and 4'-0" to the right.

- New construction should respect the typical width, organization of bays, vertical alignment and symmetry of surrounding buildings.**

The proposed dwelling is similar in width to the adjacent houses and maintains the 3-bay, vertical alignment, and symmetry of the surrounding buildings.

- The size, proportion, and spacing patterns of doors and window openings should be compatible with patterns established in the district.**

The typical fenestration pattern in the district includes evenly spaced ranked windows. The proposed façade fenestration is consistent with patterns in the district. The window pattern on the rear and sides of the dwelling is very simple with aligned window heads.

- Porch and cornice heights should be compatible with adjacent buildings**

In the context elevation provided, the height of the porch deck and roof are set between the heights of the porches on the adjacent houses in response to the slope of the street. The cornice lines do not match but the overall height of the new building aligns with the house to the left. The adjacent buildings have box cornices and shallow gable roof lines. The proposed new construction has a decorative cornice and shed roof. Staff finds the proposed porch height when compared to the adjacent buildings is compatible and will be the focus at street level. The difference in cornice heights and the perception of the sloping roofs on the adjacent houses will make the new house appear taller.

- Materials used in new construction should be visually compatible with original materials used throughout the district. Vinyl, asphalt, and aluminum siding are not permitted.**

The proposed frame construction with fiber cement siding, a raised, parged-foundation, full façade porch, and wood windows is consistent with new structures in the District. Fiber cement siding must be smooth and un-beaded and windows must be true or simulated divided light. Grid-between-glass is not allowed.

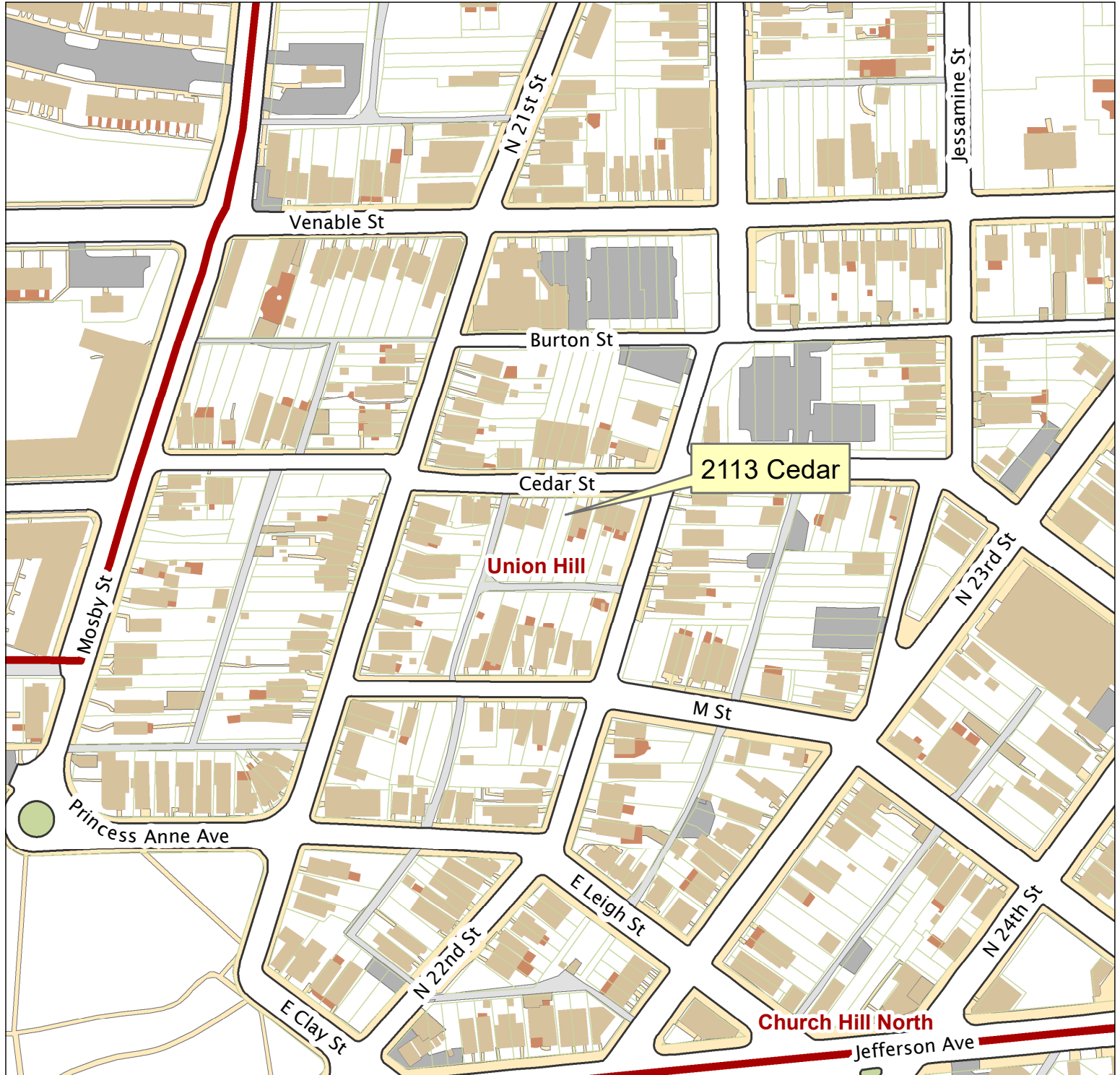
The following items will need to be included for final review (please refer to the Commission's New Construction Checklist and Required Dimensions document for additional details):

1. Clarification of the light configuration for the windows – 2/2 on drawings or 1/1 as described in the written description
2. Detailed drawing of the proposed decorative cornice
3. Final colors to be administratively approved

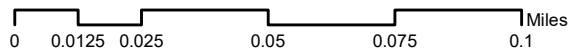
2113 Cedar Street

City of Richmond, VA

Geographic Information Systems



1 inch = 200 feet

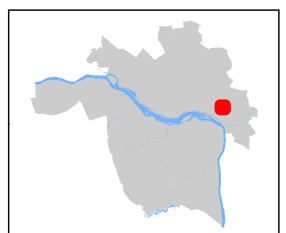


Map printed by palmquwd on 2018.04.18.

Document Path: G:\PDR\Planning & Preservation\CAR\Applications\Base Maps\Base Map.mxd

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Location Reference





COMMISSION OF ARCHITECTURAL REVIEW

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

PROPERTY (location of work)

Address 2113 CEDAR STREET

Historic district UNION HILL

RECEIVED
Date/time rec'd <u>APR 02 2018</u>
Rec'd by: <u>ARR D</u>
Application <u>APR 02 2018</u>
Hearing date: _____

APPLICANT INFORMATION

Name JERRY HEERALALL

Company -

Mailing Address 3343 191st Street W
Farmington, MN 55024

Phone (804) 245-2263

Email Jheeral@gmail.com

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

OWNER INFORMATION (if different from above)

Name Same as above

Mailing Address 2

Company 2

Phone Same as above

Email 2

PROJECT INFORMATION

Review Type: Conceptual Review Final Review

Project Type: Alteration Demolition

New Construction
(Conceptual Review Required)

Project Description: (attach additional sheets if needed)

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 Jerry Heeralall Date 04/02/18