

**15. COA-053597-2019**

PUBLIC HEARING DATE

May 28, 2019

PROPERTY ADDRESS

2301 Venable Street

DISTRICT

Union Hill

Commission of  
Architectural Review  
STAFF REPORT



APPLICANT

Maggie Walker Land Trust

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, detached, single-family residence on a vacant corner lot.
- The proposed residence will be two stories in height, three bays wide and generally rectangular in form. The applicant proposes a side gable with a hip extension.
- On the façade the applicant proposes two models. Model A has a one-story, full-width porch with full-height columns and vertically aligned openings. Model B has a single-bay, front gable porch and paired windows on the first floor.
- On the side elevations the applicant proposes single, four, two-over-two windows. On the rear elevation the applicant has designed a central door flanked by two-over-two windows on the first floor and three evenly spaced, windows above. The central door leads to a low, deck.
- Site improvements include one angled parking space and a six-foot high privacy fence



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- The applicant proposes to use fiber cement siding on the exterior with wood and composite PVC trim pieces. The roof will be dimensional shingles on the slopes and the foundation will be brick. Other exterior materials include brick piers and fiberglass columns.

**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**

The Commission has not reviewed this project.

**SURROUNDING CONTEXT**

The surrounding area is mostly residential in character. The majority of the buildings are attached, three-bay

masonry buildings with false mansard roofs, stepped parapet walls and two-bay porches.

**STAFF COMMENTS**

- Staff recommends the applicant utilize Model A which features vertically aligned openings on the façade.
- The applicant utilize masonry on the exterior to be compatible with the original materials in the surrounding area.
- Staff recommends that applicant redesign the roof to lower the rear profile.
- The applicant use a less visually intrusive gutter profile.

The following should be submitted for final review:

- Fully dimensioned context site plan and context elevation.
- A window schedule with material specifications that meet the *Guidelines*.
- The location of the HVAC equipment and information about any screening.

**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>	According to the proposed site plan provided by the applicant, the face of the proposed building will be aligned with the neighboring building at 2303 Venable Street.
	<i>3. New buildings should face the most prominent street bordering the site.</i>	The proposed building faces Venable Street, the prominent street bordering the site.
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 proposed building is mostly rectangular in form. Staff finds that this is in keeping with other residential properties in the historic district.
	<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 one-story porch. Staff finds that this is in keeping with the human scale of the existing buildings.
	<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 two different models for the façade, both of which feature a porch and front steps.
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. According to the context elevation provided by the application, the proposed building will be in keeping with the height of the surrounding buildings.
	<i>2. New residential construction should respect the vertical orientation typical of other residential properties in surrounding historic districts.</i>	The applicant proposes two models for the façade. Staff finds that Model B is not in-keeping with the vertically aligned façade windows found in the surrounding area. <u>Staff recommends that applicant utilize Model A which features vertically aligned openings on the façade.</u>
	<i>3. The cornice height should be compatible with that of adjacent historic buildings.</i>	The streetscape provided by the applicant indicates that the cornice height will be compatible with the height of the surrounding residential buildings.

		Staff finds the roof form to not be in keeping with the general massing of buildings in the surrounding area. <u>Staff recommends that applicant redesign the roof to lower the rear profile.</u>
Standards for New Construction: Corner Properties – Residential, pg. 48, #s2-4	2. The material used in the primary elevation should be continued along the second, corner elevation.	The applicant proposes to use the same materials, fiber cement siding and a brick foundation, on the front and side elevations.
	3. Particular attention should be paid to the height of foundations to create an appropriately scaled appearance that relates to neighboring structures and is consistent with neighboring properties.	The applicant proposes to use the same foundation height for the front and side elevations.
	4. 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.	The applicant proposed horizontally and vertically aligned windows on the street side elevations. Staff believes the left side elevation will be minimally visible from the street.
Materials and Colors, pg. 47, #2	<i>2. Materials used in new residential construction should be visually compatible with original materials used throughout the district.</i>	The applicant proposes fiber cement siding for the exterior of the building. Staff finds that this corner property will be the terminating building for a row of masonry buildings. Staff finds the majority of the other buildings in the surrounding area are also masonry. <u>Staff recommends the applicant utilize masonry on the exterior to be compatible with the original materials in the surrounding area.</u>
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 has not provided information about the location of the HVAC equipment. <u>Staff requests the location of the HVAC equipment and information about any screening be submitted for final review.</u>
Guidelines for Administrative Approval of Gutter and Downspout Installation	<i>The installation of suspended gutters of an inappropriate profile or material. Inappropriate materials include vinyl and synthetic materials. Inappropriate profiles are those that introduce a new, and incompatible element that detracts from the roof and/or cornice line, such as k-style gutters.</i>	The applicant proposed k-style gutters on the front, sides, and rear of the building. <u>Staff recommends the applicant use a less visually intrusive gutter profile.</u>

FIGURES

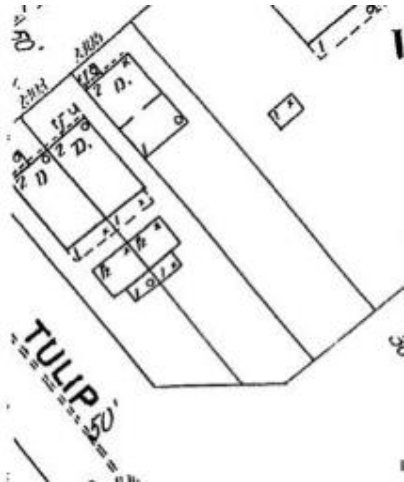


Figure 1. 1905 Sanborn Map.

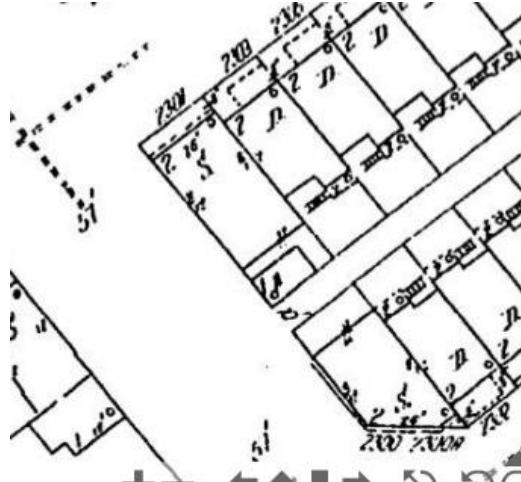


Figure 2. 1925, 1952 Sanborn Map.



Figure 3. 32301 Venable Street.



Figure 4. 2301 Venable Street.



Figure 5. 2300 block of Venable Street.



Figure 6. 2200 block of Venable Street.