

15. COA-060066-2019

PUBLIC HEARING DATE

September 22, 2019

PROPERTY ADDRESS

2117-2119 Carrington Street

DISTRICT

Union Hill

APPLICANT

Better Housing Coalition

STAFF CONTACT

C. Jones

Commission of Architectural Review

STAFF REPORT

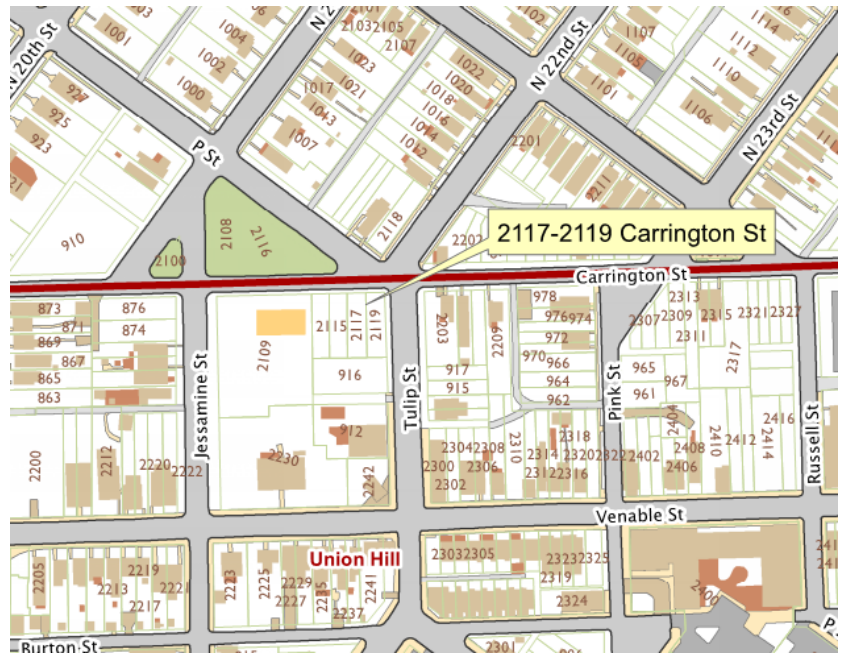


PROJECT DESCRIPTION

Construct two new single-family, semi-attached residences on a vacant corner lot.

PROJECT DETAILS

- The proposed residences will be 2 stories in height, three bays wide, and rectangular in form.
- The Carrington-facing façades will be symmetrical with recessed, centered-entrance doors, vertically and horizontally aligned windows, and vertical trim. A one-story porch will span the width of the building. The porch will feature a flat roof supported by square posts and a wood picket railing.
- The side elevations will mostly be composed of horizontally aligned windows with four windows on the first story and one window on the second story.
- The rear elevation has a paired entry door and single windows. A full-width deck will lead to the entry door.
- The applicant proposes anodized aluminum casement windows and metal paneled doors with a transom.



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The proposed materials and colors are:

Roof: shed roof TPO

Siding: cementitious lap siding at a 5 1/2" reveal, in navy (SW 9178) and dark green (SW 2816);

Foundation: brick veneer

Trim: Hardie 4" wide vertical trim between the bays and at the corners; 7" wide frieze above the second story

Windows: 2/0 divided or simulated divided lights in aluminum; doors: 2 lower panels with 2 upper lights metal and full-lite French doors on rear

Porch: square posts and 1/2" diameter black vertical pickets railing

Rear deck: pressure treated wood and 1/2" diameter black vertical pickets railing

Other details include gutters and downspouts at the rear outer corners of the building

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 previously reviewed this application.

SURROUNDING CONTEXT

The area surrounding the project site is primarily residential in character. The majority of the residential buildings are 2 stories in height, 2 or 3 bays wide, frame construction. Most of the residential buildings feature 1-story full-width porches, and some decorative elements below the cornice line. On the same parcel as the project site are 5 multi-family units, recently constructed by the applicant. These buildings are 3 stories in height, masonry and frame construction, and feature large windows, and balconies on each level.

STAFF COMMENTS

Staff recommends that:

- The applicant consider a porch roof that is more in keeping with the overall modern design of the building and still provides some mass to the façade.
- The applicant consider a treatment of the side elevation that references the guidelines for new residential construction on corner properties.
- The applicant consider changing the siding material above the reveal to create a simple, horizontal design element to balance the façade mass.
- The window heads be aligned on the side elevations.
- The applicant provide additional information about building elements, including the location of the HVAC equipment and gutter and downspout details.
- The applicant address inconsistencies between the plans and the elevations.

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 provided a site plan indicating the building face will be set back approximately 14 feet from the front yard and approximately 10 feet on the side yards. Staff notes there is a not a prevailing front and side yard setback as the lots are on a corner and the immediately adjacent lots are vacant.
	<i>3. New buildings should face the most prominent street bordering the site.</i>	The building will face Carrington 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 2-story, 3-bay, semi-attached, rectangular form is in keeping with the surrounding residential buildings.
	<i>2. New residential construction should maintain the existing human scale of nearby historic residential construction in the district.</i>	The applicant proposes a 2-story, rectangular building with a 1-story, full-width porch and front entry stairs. Staff finds this is in keeping with the human scale of the nearby residential buildings in the 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 full-width porch and front steps on each façade, which is in keeping with the other residential buildings in the surrounding area. Staff finds the flat porch roof with decorative details and porch columns to be incongruous with the modern design of the buildings. <u>Staff recommends the applicant consider a porch roof that is more in keeping with the overall modern design of the building and still provides</u>

		some mass to the façade.
Height, Width, Proportion, & Massing, pg. 47, #s1-3	1. <i>New residential construction should respect the typical height of surrounding residential buildings.</i>	According to the information supplied by the applicant, the roof peak of the proposed buildings will be 26'-2" +/- which is generally in keeping with the neighboring buildings.
	2. <i>New residential construction should respect the vertical orientation typical of other residential properties in surrounding historic districts.</i>	The applicant proposes vertically aligned windows on the front, side, and rear elevations which is typical of the other residential properties in the surrounding district. <u>Staff recommends the window heads be aligned on the side elevations.</u>
	3. <i>The cornice height should be compatible with that of adjacent historic buildings.</i>	The applicant did not provide a context elevation, though staff notes the immediately adjacent lots are vacant and a 2-story building is in keeping with the building heights found in the surrounding area.
Materials and Colors, pg. 47	2. <i>Materials used in new residential construction should be visually compatible with original materials used throughout the district.</i>	The proposed building materials and colors are compatible with the original materials found in the district. Staff is unsure how two colors will be distributed on the three bay arrangement and suggests the use of a single lighter color for the entire building. Staff also noted that large amount of siding between the top of the second story windows and the roof line and recommends <u>the applicant consider changing the siding material above the reveal to create a simple, horizontal design element to balance the façade mass.</u>
New Construction, Doors and Windows, pg. 49	3. <i>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.</i>	The applicant proposes a vertically and horizontally aligned fenestration pattern on the façade with same size windows on each story. Staff notes a number of buildings in the surrounding area have larger windows on the first story than the second story. Staff notes the side elevations do not have vertically aligned windows and recommends that applicant add additional windows to the second story of the visible bays. Staff requests the applicant specify if the window will have 2/0 configuration as indicated in the window schedule or a 2/2 as shown on the plans. Staff also suggests that a 1/1 configuration would be more in keeping with the contemporary casement window.
New Construction, Standards for New	5. <i>For residential corner properties, we strongly encourage the use of architectural elements that are typical of residential corner properties in Richmond's historic</i>	Staff finds the proposed left side elevation does not incorporate the suggestions provided in the <i>Guidelines</i> for corner properties. Staff recommends the applicant incorporate design

<p>Construction: Corner Properties – Residential, pg. 48</p>	<p><i>districts: porches that turn from primary to secondary elevations, corner towers, projecting bay windows, side entrances (including porticos, and shed roofs, where appropriate), side porches, lighting related to that on the primary elevation, and other similar treatments that treat the secondary corner elevation as an architecturally important elevation.</i></p>	<p>elements into the left side elevation to address the guidelines for new residential construction on corner properties.</p>
<p>Mechanical Equipment, pg. 68</p>	<p><i>The visual impact of new mechanical equipment should be minimized to protect the historic character of the district.</i></p>	<p>The applicant has not provided information on the location of any mechanical equipment and staff requests this be included in the application for final review.</p>

FIGURES



Figure 1. 2117-2119 Carrington Street.



Figure 2. 2117-2219 Carrington Street.



Figure 3. New construction on the same block, facing Jessamine Street.



Figure 4. 2200 Block of Carrington Street.