

## 7. COA-057315-2019

PUBLIC HEARING DATE

July 23, 2019

PROPERTY ADDRESS

617 West 21<sup>st</sup> Street

DISTRICT

Spring Hill

APPLICANT

Dobrin Properties

STAFF CONTACT

C. Jones

# Commission of Architectural Review

## STAFF REPORT

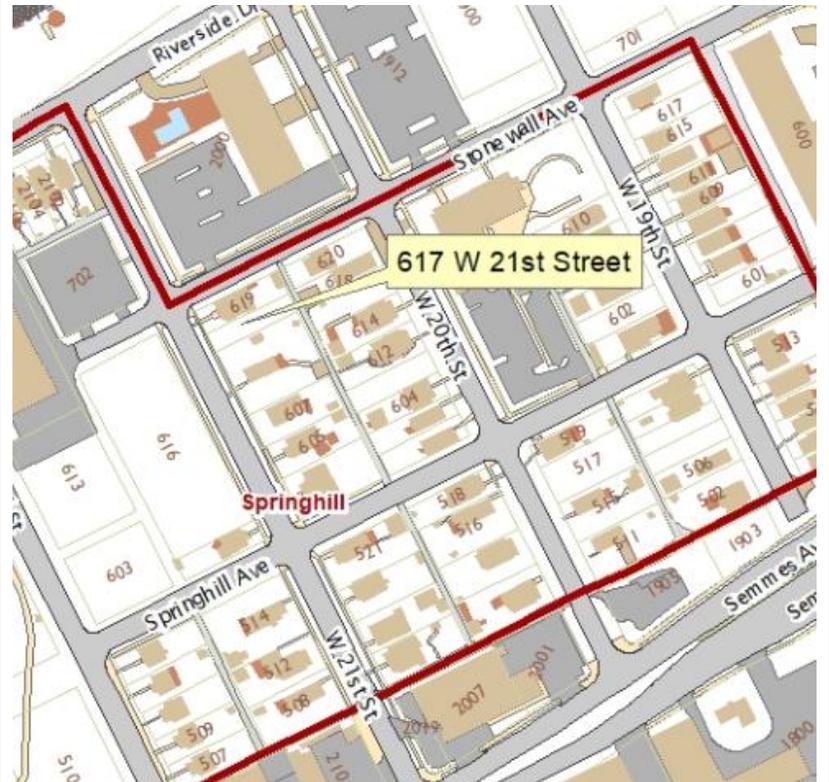


### PROJECT DESCRIPTION

**Parge foundation, relocate HVAC units, construct a new shed, remove window casings, install rear doors, and add railing to rear patio.**

### PROJECT DETAILS

- The applicant proposes the following changes from the previously approved plans:
  - Parge the foundation instead of installing a brick veneer
  - Locate the HVAC units on the right side of the house instead of the left side as shown on the plans
  - To not install the window casing
  - Change the rear doors from a 15-lite door to a single lite.
  - Install a deck with railing at the rear of the building instead of a concrete patio
- The applicant also requests permission to install a small shed in the rear yard.



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### STAFF RECOMMENDATION

## APPROVE WITH CONDITIONS

### PREVIOUS REVIEWS

The Commission first reviewed the application at the conceptual level at the March 27, 2018, meeting. The Commission offered comments about the design details, including a proposed second story porch, and recommended design details such as cornice returns. The applicant returned to the Commission for final review at the May 22, 2018, meeting. At this meeting, the Commission approved the application on the consent agenda with the condition that the applicant provide the colors to staff for review and approval. The applicant met with Commission staff on January 29, 2019, and both agreed to revised elevations with the door on the right bay since the house next door has the same configuration.

### STAFF RECOMMENDED CONDITIONS

- The applicant screen the HVAC equipment, shed, and rear deck with a fence, to be stained or painted a neutral color found on the Commission palette, fence details to be submitted to staff for administrative review and approval.

- The CMU foundation be parged to a depth that does not allow the concrete blocks to telegraph through but also does not extend past the siding profile
- The applicant develop a plan to install the window casings as shown on the approved plans for staff review and approval.
- The deck be painted or stained a neutral color found in the Commission palette.

### STAFF ANALYSIS

Standards for New Construction, Materials and Colors, pg. 47

*2. Materials used in new residential construction should be visually compatible with original materials used throughout the district.*

The approved plans included a brick foundation. However, the current foundation is CMU with a thin parge coat. The applicant has proposed a brick veneer and brought samples to staff for review. Upon review of the sample, staff has concerns that the brick veneer will extend past the reveal of the siding. Staff recommends the applicant install a parge coat to a depth that does not allow the concrete blocks to telegraph through but also does not extend past the siding profile.

Mechanical Equipment, pg. 68

*1. New units should be placed in side or rear yards so as to minimize their visual impact. Side yard units should be located as far away from the front of the building as possible.*  
*3. HVAC equipment on the ground should be appropriately screened with fencing or vegetation.*

The applicant has installed the HVAC units on the right side of the house, instead of the left side. Staff recommends approval of the HVAC relocation with the condition that the applicant screen the equipment with a fence as suggested by the Guidelines. Staff further recommends the details of the fence be submitted to staff for administrative review and approval, and that it be stained or painted a neutral color found on the Commission palette.

New Construction, Doors and Window, 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.*

The approved plans included casings around the windows in keeping with the neighboring properties. The applicant has not installed the casings. Staff recommends the applicant develop a plan to install the window casings as shown on the approved plans for staff review and approval.

The approved plans included a pair of 15-lite rear doors. The applicant has installed a pair of single lite doors. Staff finds the single lite door in keeping with one-over-one windows and recommends approval of the change in lite configuration.

Decks, pg. 51

*2. Decks should complement the architectural features of the main structure without creating a false historical appearance. Decks should be painted or stained a neutral color that complements one or more of the colors found on the main structure.*  
*3. Deck design may include vertical picket balustrades or contemporary railing that is in scale with the house and the deck.*

The approved plans included a concrete patio. The applicant has installed a wood deck with a Richmond Rail. Staff finds the deck is in keeping with Guidelines and recommends approval of the deck and railing with the condition it be painted or stained a neutral color found in the Commission palette.

1. *Outbuildings, including garages, sheds, gazebos and other auxiliary structures, should be compatible with the design of the primary building on the site, including roof slope and materials selection.*
2. *Newly constructed outbuildings such as detached garages or tool sheds should respect the siting, massing, roof profiles, materials and colors of existing outbuildings in the neighborhood.*
3. *New outbuildings should be smaller than the main residence and be located to the rear and/or side of the property to emphasize that they are secondary structures.*
4. *Prefabricated yard structures are discouraged. Screening will be considered as a mitigating factor for the installation of these structures. However, prefabricated structures will still be reviewed for compatibility using the criteria developed in this section.*

The applicant has installed a small, prefabricated shed in the rear yard. Staff finds that the shed is located to the rear of the property and will be minimally visible from the surrounding streets, is smaller in the scale than the existing sheds in the surrounding alley, and is a similar material to other sheds in the surrounding alley. Staff recommends approval of the shed with the condition that it be screened by a tall privacy fence with the details of the fence to be submitted to staff for review and approval and that it be stained or painted a neutral color found on the Commission palette.

It is the assessment of staff that, with the conditions above, the application is consistent with the Standards for Rehabilitation and New Construction outlined in Section 30-930.7 (b) and (c) of the City Code, as well as with the Richmond Old and Historic Districts Handbook and Design Review Guidelines, specifically the pages cited above, adopted by the Commission for review of Certificates of Appropriateness under the same section of the code.

FIGURES



Figure 1. Foundation viewed from West 21st Street



Figure 2. HVAC unit, viewed from West 21st Street



Figure 3. Facade and south elevation



Figure 4. Rear deck



*Figure 5. Shed, viewed from rear alley*