

## 9. COA-055877-2019

PUBLIC HEARING DATE

June 25<sup>th</sup>, 2019

PROPERTY ADDRESS

2301 Venable Street

DISTRICT

Union Hill

APPLICANT

Maggie Walker Land Trust

STAFF CONTACT

C. Jones

# Commission of Architectural Review

## STAFF REPORT

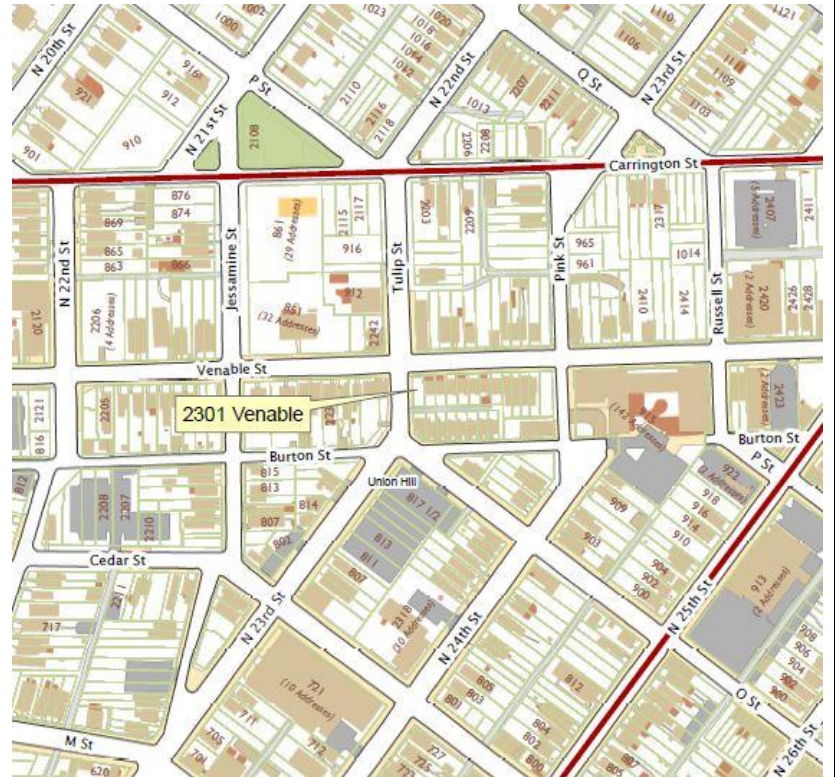


### PROJECT DESCRIPTION

**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 a one-story, full-width porch with full-height columns and vertically aligned openings.
- On the side elevations the applicant proposes six, single, one-over-one windows. On the rear elevation the applicant has designed a central door flanked by one-over-one 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.
- 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.



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STAFF RECOMMENDATION

**APPROVE WITH CONDITIONS**

### PREVIOUS REVIEWS

The Commission reviewed this application at the conceptual level during the May 28<sup>th</sup>, 2019 meeting. During the meeting the Commission reviewed two proposals for the front façade and expressed a preference for the model that incorporates vertically aligned openings on the façade. The Commission members also stated an acceptance for the wood siding exterior, and recommended lowering the rear roof slope to read as secondary. The Commission also recommended a more symmetrical window arrangement; removing the shutters from the proposed elevations; and reducing the massing of the columns. The Commission also discussed the window size and light configuration and recommended enlarging the size of the windows. The architect for the project suggested a chimney on the side elevation and one Commission member felt that could be a good idea.

The applicant has responded to staff and Commission suggestions and now proposes only one option for the façade, has lowered the pitch of the rear roof ridge, has changed the window light configuration and size, changed the massing of the front porch columns, and incorporated a chimney.

**STAFF RECOMMENDED CONDITIONS**

- The applicant submit information about the proposed materials, including porch and main roof, porch railing, and trim work, to staff for review and approval.
- The applicant use a less visually intrusive gutter profile.
- The proposed color scheme be submitted to staff for review and approval.
- The exterior chimney be omitted from the final design.
- The applicant use a wood or aluminum-clad wood window with the specifications to be reviewed and approved by staff.

**STAFF ANALYSIS**

Height, Width, Proportion, & Massing, pg. 47, #2-3	<i>2. New residential construction should respect the vertical orientation typical of other residential properties in surrounding historic districts.</i>	The applicant originally proposed two different models for the façade. Based on Commission feedback the applicant now proposes a full-width porch and horizontally and vertically aligned windows. Staff finds this is in keeping with the other residential buildings in the surrounding district.
	<i>3. The cornice height should be compatible with that of adjacent historic buildings.</i>	Based on Commission feedback, the applicant has lowered the rear roof slope. Staff finds the revised roof slope responds to the Commission feedback.
Porches and Porch Details, pg. 49, #5	<i>Porch roofs are encouraged to utilize standing- or flat-lock metal seam roofs that are hand-seamed, or closely approximate hand-seaming. Seams that, in section, are large, rectangular seams, reminiscent of pre-formed seams utilized on prefabricated industrial or commercial structures, are not acceptable. Membrane roofs are acceptable substitutes for flat-lock seamed metal roofs.</i>	The drawings indicate that the applicant proposes to use decorative metal for the porch roof. <u>Staff recommends the porch roof materials be flat-lock or hand-seamed metal or a dark membrane. Staff requests the revised porch materials be submitted for review and approval.</u>
Materials and Colors, pg. 53, #2-3	<i>2. Materials used in new residential construction should be visually compatible with original materials used throughout the district.</i>	The applicant has provided a list of specifications with preferred and acceptable materials and staff recommends approval with the following conditions: <u>the siding be smooth HardiePlank without a bead.</u> The applicant proposes dimensional asphalt shingles for the roof, and staff request that applicant submit material specifications for review and approval. <u>Staff has identified inconsistencies between the narrative and the proposed specification sheets and requests the applicant submit a revised specifications sheet with materials that meet the Guidelines.</u>
	<i>3. Paint colors used should be similar to the historically appropriate colors already found in the immediate neighborhood and throughout the larger district.</i>	The applicant has not provided information about the proposed color scheme and staff requests this information be submitted to staff for review and approval.

Standards for New Construction: Corner Properties – Residential, pg. 48	<p>1. <i>Secondary elevations of corner properties should reference massing similar to other corner locations in the historic district.</i></p> <p>2. <i>The material used in the primary elevation should be continued along the second, corner elevation.</i></p>	<p>Since the conceptual review, the applicant has redesigned the right side elevation to include another pair of vertically aligned windows and a flush chimney in brick with a stone foundation. Staff finds the additional windows address the corner property guidelines. However, staff also finds that most chimneys in the surrounding district are interior, not exterior, and that this is not a common feature for the Union Hill District. <u>Staff recommends the exterior chimney be omitted from the final design.</u></p>
New Construction, Doors and Windows, pg. 49 #3	<p><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></p>	<p>In response to Commission feedback the applicant now proposes to use a simplified one-over-one window. Staff also notes that the first-story right-side elevation windows have increased from a height of 4”-8” to 5’-2”.</p>
New Construction, Doors and Windows, pg. 56, #4	<p><i>Because the material cannot be manufactured to model effectively the appearance of historic windows, vinyl windows are not appropriate for buildings in historic districts.</i></p>	<p>The applicant proposes to use a vinyl window. Staff recommends the applicant use a wood or aluminum-clad wood window with the specifications to be reviewed and approved by staff.</p>
Guidelines for Administrative Approval of Gutter and Downspout Installation	<p><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></p>	<p>The applicant has not responded to the Commission suggest to use a lower-profile gutter. <u>Staff recommends the applicant use a less visually intrusive gutter profile</u></p>

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

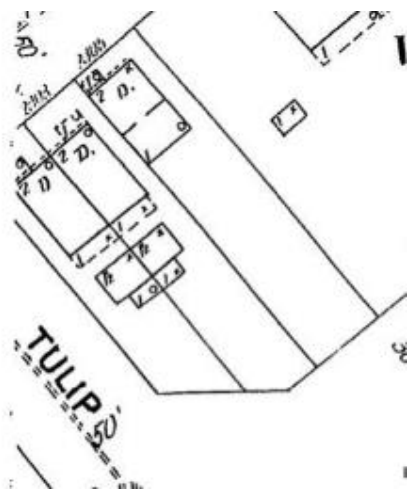


Figure 1. 1905 Sanborn Map.

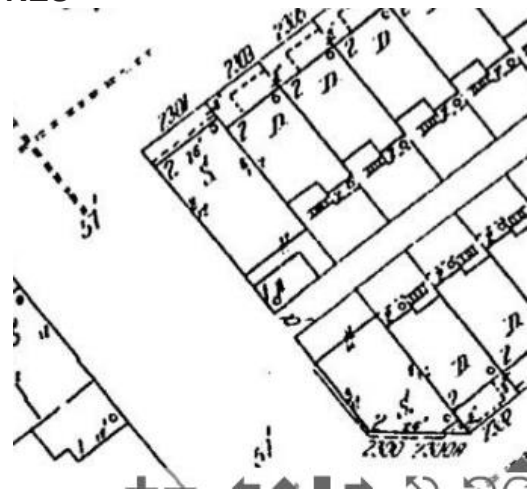


Figure 2. 1925, 1952 Sanborn Map.



Figure 3. 32301 Venable Street.



Figure 4. 2301 Venable Street.



Figure 5. 2300 block of Venable Street.



Figure 6. 2200 block of Venable Street.