

16. COA-05040-2019

PUBLIC HEARING DATE

March 26, 2019

PROPERTY ADDRESS

2516 East Marshall Street

DISTRICT

Church Hill North

APPLICANT

Romeo LLC

STAFF CONTACT

C. Jones

Commission of Architectural Review

STAFF REPORT



PROJECT DESCRIPTION

Construct three new, single-family residences.

PROJECT DETAILS

- The applicant intends to construct three residential units on the Italianate or Greek Revival styles.
- The applicant proposes buildings that are box-like in form with a low slope shed roof.
- The site will have the three buildings, a small courtyard to allow light into the houses, and three parking spaces at the rear.
- Proposed exterior details include: masonry or cement siding; rectangular, double-hung windows; door transoms; and flat trim. No porches are proposed.



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CONCEPTUAL REVIEW

The applicant requests conceptual review and comment on the construction of three buildings at the corner of North 26th Street and East Marshall Street in the Church Hill North Historic District. The applicant is requesting the Commission provide comments on the siting, form, height, width, proportion, and massing of the proposed buildings. The applicant has not provided details related to the materials or the articulation of the structure.

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 proposed new buildings are for a vacant lot on the corner of North 26th Street and East Marshall Street. The remainder of the 2500 block of East Marshall is primarily residential buildings with a three-bay configuration and prominent front porches and/or stairs. Across East Marshall Street is the former Nolde Bakery, a three-story, masonry building with articulated bays and large window openings. Across North 26th Street is Saint Paul's

Baptist Church, a large Gothic Revival building. North 26th Street continues the residential nature of the area and is primarily developed with free-standing, three-bay, wood frame house with large porches or entry stairs.

STAFF COMMENTS

Staff finds that the three proposed buildings have too much massing for the narrow, corner lot. Staff recommends that if the applicant wishes to build all residential buildings that they be set back a distance consistent with the historic houses on the block and incorporate human scale elements such as porches and exterior details. Staff also recommends the applicant consider a three-bay configuration for the buildings and that the applicant consider designing the free-standing building on North 26th Street in the style of a secondary building to be more in keeping with the historic nature of the district. Alternatively, if the applicant wishes to construct a building to the lot line, then the applicant could consider a commercial use with a cut bay, similar to other commercial buildings on East Marshall Street.

Furthermore, staff from the Zoning department have done a preliminary review of the application and find that it is not permissible as designed and will require a special use permit and/or major redesign. Staff recommends the applicant work with zoning staff to address the zoning requirements for this lot.

STAFF ANALYSIS

Siting, pg. 46, #s2-3	<p>2. <i>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></p>	<p>According to the proposed site plan provided by the applicant, the buildings will project past the existing setback pattern on North 26th Street. Staff finds that most of the corner residential properties in this area of the district are set back at a similar distance to maintain a consistent streetscape. Staff further finds there are corner buildings built to the lot line in the area; however, these are typically commercial buildings with cut bays at the corners or purpose-built buildings such as the former bakery building.</p>
	<p>3. <i>New buildings should face the most prominent street bordering the site.</i></p>	<p>Since this is a corner property, the proposed buildings face East Marshall and North 26th Street, the prominent streets bordering the site. However, staff cannot determine if the North 26th Street elevations will read as primary or secondary elevations.</p>
Form, pg. 46 #s1-3	<p>1. <i>New construction should use a building form compatible with that found elsewhere in the historic district.</i></p>	<p>The proposed buildings are rectangular in form. However, most rectangular buildings in the area have the short elevation facing the main street and longer elevations as the side elevations.</p>
	<p>2. <i>New residential construction should maintain the existing human scale of nearby historic residential construction in the district.</i></p>	<p>The proposed buildings are three stories in height without porches or entry door articulation. Staff finds that this is not in keeping with the other human-scale elements, such as porches, found on residential properties in the historic district.</p>
	<p>3. <i>New residential construction and additions should incorporate human-scale elements such as cornices, porches and front steps into their design.</i></p>	<p>The applicant has indicated that the buildings will not have porches. Information has not been provided about exterior details. Staff recommends the applicant use human-scale elements in the design to help break up the massing.</p>

Height, Width, Proportion, & Massing, pg. 47, #s1-3

1. New residential construction should respect the typical height of surrounding residential buildings.

According to the elevations, the proposed buildings will be 35 feet in height. The proposed buildings will be taller than the other two-story residential buildings in the area. The 35 foot height will be more similar to the non-residential buildings, including the tower of the adjacent church (40 feet) and the former bakery (30 feet). Staff finds that the proposed 35 feet is taller than the residential buildings in the district and recommends that applicant reduce the height or explore ways to break up the massing of the third floor.

2. New residential construction should respect the vertical orientation typical of other residential properties in surrounding historic districts.

The proposed buildings will have vertically aligned openings on the façade, similar to the neighboring residential buildings. The facades of the proposed buildings will have a four-bay configuration with a ground-floor door and aligned windows on the upper stories. Staff finds the majority of the attached residential buildings utilize a three-bay configuration. Staff recommends the applicant reconsider the fenestration pattern of the façade to be a three-bay configuration which is more in keeping with the properties in the surrounding historic district.

The applicant has provided elevations indicating construction of three, four-bay masses along North 26th Street. Staff finds that the majority of the houses along North 26th Street utilize a three-bay massing. Staff further finds that it is not common to have a building at the rear of the property with the same mass as the primary buildings. Staff recommends the applicant consider designing the rear building in the style of a secondary building.

3. The cornice height should be compatible with that of adjacent historic buildings.

A context elevation was not provided.

New Construction, Standards for New Construction: Corner Properties – Residential, pg. 48

*1. Secondary elevations of corner properties should reference massing similar to other corner locations in the historic district.
2. The material used in the primary elevation should be continued along the second, corner elevation.
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.*

Based on the elevations provided it appears that the fenestration pattern on the North 26th Street elevations will be aligned vertically and arranged as a primary elevation.

FIGURES



Figure 1. 1905 Sanborn Map.

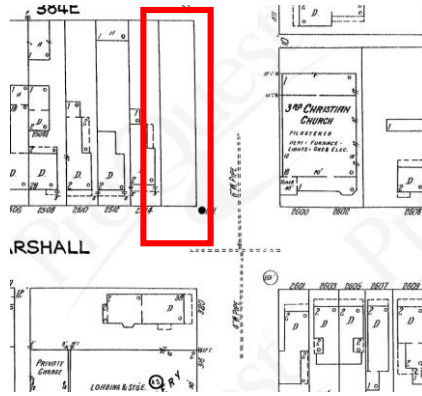


Figure 2. 1925 Sanborn Map.

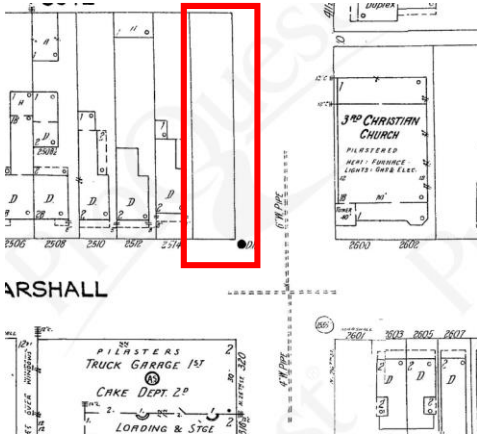


Figure 3. 1950 Sanborn Map.



Figure 4. 2516 East Marshall Street.



Figure 5. 2516 East Marshall Street.



Figure 6. 2516 East Marshall Street.