

13. COA-063219-2019

PUBLIC HEARING DATE

November 26, 2019

PROPERTY ADDRESS

800-802 Jessamine Street

DISTRICT

Union Hill

APPLICANT

Eco Marble & Granite Inc.

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 2-story, rectangular-shaped residence on a vacant parcel.
- The residence will have a cross gable roof, be 3 bays wide with a side entrance, and have a slightly raised foundation.
- Fenestration on the façade includes single 6/6 windows. On the side and rear elevations the fenestration pattern varies and includes single and paired windows of different sizes and types.
- The rear elevation also has a set of paired doors leading to a small deck.
- Proposed materials include an asphalt shingle roof, hardiplank lap siding, PVC cornice details, and a brick foundation.



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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 surrounding area is residential in character. The majority of the houses are either detached or semi-attached buildings, frame construction, and rectangular in form. There are a number of 2-story buildings, 1-story with a raised basement, and some 2-story with a raised basement. The majority of the buildings have a side-gable roof with a lower shed roof, a false mansard with a shed roof, or a slightly pitched shed roof. Exterior details include decorative cornice lines, porch brackets, and brick foundations.

STAFF COMMENTS

Staff recommends the applicant:

- reduce the height of the roof, reconsider the form, and use a low-profile standing seam metal on the visible portions
- reconsider the fenestration pattern on the façade and use single 1/1 windows and remove the shutters
- use a consistent window pattern on the visible side and rear elevations, including a single 1/1 window instead of the mix of 6/6 and casement windows currently proposed

Staff requests the applicant submit:

- a complete application checklist
- information about the front setback and a context site plan
- a context elevation
- a set of fully dimensioned elevations
- the location of the HVAC equipment
- a written description of the proposed project and how it is in keeping with the *Guidelines*
- a complete description of the materials, including a window and door schedule and information about the porch columns and railings
- information about any gutters and downspouts
- information about any proposed site improvements, including walkways and any proposed regrading to address the site conditions

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>The applicant did not provide information about the setback from the front lot line or a context site plan. <u>Staff requests the applicant provide information about the setback and a context site plan in a subsequent application.</u></p>
	<p>3. <i>New buildings should face the most prominent street bordering the site.</i></p>	<p>The proposed building faces Jessamine Street, the prominent street bordering the site.</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 applicant proposes a rectangular building with the short sides facing Jessamine Street. Staff finds that this building is in keeping with building forms found in the surrounding area.</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 applicant proposes a 2-story building with a large, cross gable roof. Staff finds that there is a variety of building heights in the surrounding area and that the proposed 2-story building is in keeping with those found in the district. Staff finds that a large, cross-gable roof is not a form found in the district. Staff recommends that <u>the applicant use a different roof form, such a shed roof or low-pitched side gable roof, to be more in keeping with the surrounding area.</u> <u>Staff requests that applicant submit a context elevation with the next application.</u></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 proposes a 1-story, 1-bay portico on the façade. Staff finds that the majority of the 2-story buildings in the surrounding area with a flat façade utilize a 1-story, full-width porch instead of a 1-bay portico.</p>
Height, Width,	<p>1. <i>New residential construction should</i></p>	<p>The applicant has not provided a fully</p>

Proportion, & Massing, pg. 47, #s1-3	<i>respect the typical height of surrounding residential buildings.</i>	dimensioned elevation. Staff notes that the steeply pitched side gable roof and cross gable appear to be larger than the surrounding properties and recommends <u>the applicant reduce the height of the roof. Staff requests the applicant submit fully dimensioned context elevations.</u>
	<i>2. New residential construction should respect the vertical orientation typical of other residential properties in surrounding historic districts.</i>	The applicant proposes vertically and horizontally aligned windows on the façade. Staff finds this is in keeping with patterns found in the surrounding area. Staff finds that the fenestration patterns on the side and rear elevations are not vertically aligned and recommends <u>the applicant reconsider the fenestration patterns on the visible side and rear to be more in keeping with those patterns found in the surrounding area.</u>
	<i>3. The cornice height should be compatible with that of adjacent historic buildings.</i>	The applicant has not provided information about the height of the proposed cornice in comparison to those found in the surrounding area. <u>Staff requests the applicant submit fully dimensioned elevations and a dimensioned context elevation.</u> 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 overall profile.</u>
New Construction, Standards for New Construction: Corner Properties – Residential, pg. 48	<i>5. For residential corner properties, we strongly encourage the use of architectural elements that are typical of residential corner properties in Richmond’s historic 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>	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 elements into the left side elevation to address the guidelines for new residential construction on corner properties.
Materials and Colors, pg. 47, #s2,4	<i>2. Materials used in new residential construction should be visually compatible with original materials used throughout the district.</i> <i>4. Vinyl, asphalt, and aluminum siding are not permitted for use in City Old and Historic Districts. Other synthetic siding materials with a smooth, untextured finish may be allowed in limited cases, but approval by the</i>	The applicant proposes hardiplank siding on the body of the residence and staff finds that this is in keeping with the <i>Guidelines</i> , provided the siding is smooth and without a bead. Staff finds the proposed asphalt shingle roof is not in keeping with <i>Guidelines</i> and <u>recommends the applicant use a low-profile standing seam metal roof to be more in keeping with the original materials used throughout the district. Staff</u>

Commission is always required.

requests the applicant include a window and door schedule with materials in a subsequent application.

New Construction, Doors and Windows, pg. 49 #3

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 applicant proposes 6/6 windows on the façade. Staff recommends that the applicant reconsider the fenestration pattern to use 1/1 windows on the façade. Staff also recommends the applicant use a consistent window pattern and size on the visible side and rear elevations including a 1/1 windows instead of the mix of 6/6, 4/4, and casement windows currently proposed.

Mechanical Equipment, pg. 68

The visual impact of new mechanical equipment should be minimized to protect the historic character of the district.

The applicant has not provided information about the location of the HVAC equipment. Staff requests the applicant provide this information in a subsequent application.

Shutters, pg. 70

21. Wood shutters must be functional (mounted on hinges) and not nailed or fixed to the wall surface. Fixed shutters were often used as enclosures on historic porches. New fixed shutters may be used to enclose a portion of a historic or new porch to conceal modern additions.

22. Metal and vinyl shutters are not recommended, particularly for the front façades of buildings.

Staff finds the proposed shutters are not a design element found in the surrounding area and are not in keeping with the *Guidelines*. Staff recommends the applicant remove the shutters from the proposed plans.

Standards for Site Improvements, pg. 76

7. Sidewalks and curbs should be built of common building materials found throughout the District. Generally, simple paving designs are more compatible with the diverse building styles and better unify the various elements found on streets throughout Old and Historic Districts. The use of more than two paving materials within an area is discouraged.

Staff notes that the neighboring properties have paved walkways leading from the front steps to sidewalk. Staff requests information about any proposed site improvements, including walkways.

Building and Site Accessibility, pg. 79

Regrading is any adjustment made to the slope or land leading up to any exterior entrance to a property.

Staff notes the site is elevated with a slight rise and requests the applicant provide information about any proposed regrading to address the site conditions.

FIGURES



Figure 1. 800-802 Jessamine, 1905 Sanborn map.

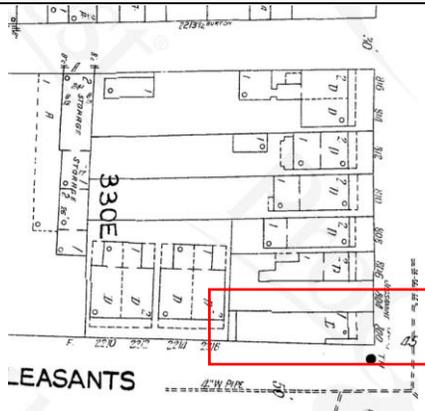


Figure 2. 800-802 Jessamine, 1950 Sanborn map.



Figure 3. 800-802 Jessamine Street.



Figure 4. 806-810 Jessamine Street.



Figure 5. 812-816 Jessamine Street.



Figure 6. 2113-225 Cedar Street.



Figure 7. 815 Jessamine Street.



Figure 8. 811-813 Jessamine Street.