

6. COA-068943-2020

PUBLIC HEARING DATE

February 25, 2020

PROPERTY ADDRESS

620 Chamberlayne Parkway

DISTRICT

Jackson Ward

Commission of Architectural Review

STAFF REPORT



APPLICANT

1309 Clairborne LLC

STAFF CONTACT

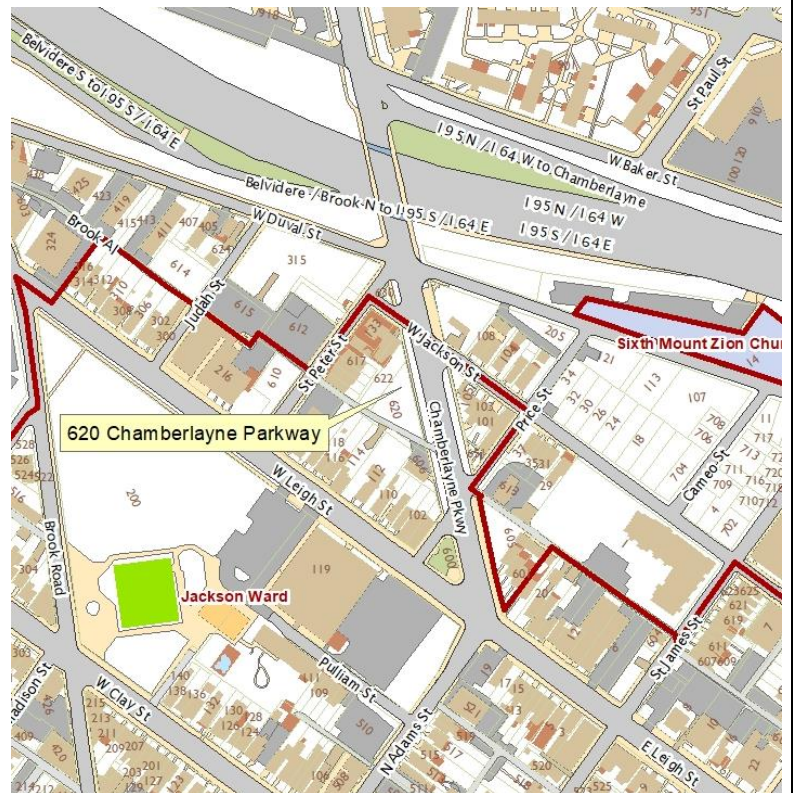
C. Jones

PROJECT DESCRIPTION

Construct four new attached residences.

PROJECT DETAILS

- The applicant proposes to construct four attached townhouses on a vacant parcel. The townhouses will be staggered in pairs to address the triangular-shaped parcel.
- Each townhouse will be three stories in height, two bays wide, and rectangular in form. The townhouses will have sloped roofs and will sit on a cement slab foundation.
- The HVAC units will be located behind the townhouses and enclosed by a picket fence. Four parking spaces will be located behind and adjacent to the townhouses on the west corner of the lot. Two more spaces will be located south of the attached townhouses.
- Decorative details are minimal and include a one-story, full-width front porch with a hipped roof and Richmond rail. The porch will wrap around the right elevation.
- Fenestration patterns include vertically aligned single windows over a single door and horizontally aligned paired windows on the right side elevation. Doors include a single door on the front and paired doors on the rear. Materials include membrane on the main roof and hardiplank siding.



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STAFF RECOMMENDATION

DEFER

PREVIOUS REVIEWS

The Commission reviewed this application at the conceptual level during the January 28th, 2020 meeting. During the conceptual review the Commission primarily focused on the proposed height, the overall design and details, and the site plan.

In terms of the proposed three stories, most of the Commissioners stated that the height of the buildings should be reduced since most of the surrounding residential buildings are two stories in height. The Commission members noted that the window configuration could be revised so that not all of the windows are the same size, but recommended instead that the windows on the side elevations be taller and the windows in the dormers be smaller, and that the windows be placed lower on the side elevations. Other design suggestions include using a more modern design, adding a transom window over the door, including a design element such as a porch to wrap around the corner, and using trim of some kind. The Commission members also suggested a different roof

form be utilized and in general did not support the idea of a raised basement proposed by the applicant during the meeting.

The Commission also discussed the proposed siting and suggested that the applicant consider some of the suggestions for corner properties. Some of the Commissioners expressed a preference for having the houses oriented parallel to the street as would be more in keeping with the Guidelines.

Finally the Commission requested additional information including: a context elevation, site plan and survey plat, details about the materials and stair configuration; and locations of the HVAC equipment, parking, and trash receptacles. The Commission also asked for additional renderings and that the any inconsistencies between the plans and the renderings be addressed.

STAFF COMMENTS

- The applicant meet with Commission and Zoning staff to address concerns regarding the site plan and lot configuration
- The applicant add additional brackets and spacing to align the brackets with the window jambs to be consistent with the neighboring properties
- The applicant add additional frieze boards to match the height of the brackets
- The applicant submit a complete application with a fully dimensioned context elevation; a window and door schedule keyed to the floor plans or elevations; a complete list of proposed materials; details about the gutters; and location of the trash receptacles
- Fencing or a vegetative buffer be installed to screen to the parking on the south edge
- The applicant add fenestration to the left elevation or another design element to break up the large blank wall surface

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 revised the proposed site plan and now plans to have the townhouses staggered in pairs facing Chamberlayne Parkway. Staff has reviewed the site plan with Zoning staff who have concerns with the revised site plan and overall configuration of the buildings. <u>Staff recommends the applicant meet with Commission and Zoning staff to address concerns regarding the site plan and lot configuration.</u>
	<i>3. New buildings should face the most prominent street bordering the site.</i>	The applicant has not responded to Commission feedback regarding siting and the buildings are still angled along the lot line, instead of the façades directly facing the street.
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 applicant responded to Commission feedback and now proposes a shed roof. Staff finds that the building is still three stories in height, while the majority of the surrounding buildings are two stories.
	<i>2. New residential construction should maintain the existing human scale of nearby historic residential construction in the district.</i>	The applicant proposes a one-story, full-width porch for each unit. The applicant has revised the plans and no longer proposes a set of front stairs.
	<i>3. New residential construction and additions should incorporate human-scale</i>	The applicant has revised the plans and now proposes cornice brackets. Staff notes that the

elements such as cornices, porches and front steps into their design.

surrounding properties have decorative cornice brackets that are aligned with the window jambs. Staff recommends the applicant add additional brackets and spacing to align the brackets with the window jambs to be consistent with the neighboring properties. Staff also recommends the applicant add additional frieze boards to match the height of the brackets.

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

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

The applicant has reduced the height of the building to 30'-4" from the original proposed height of 32'-6". The applicant reduced the height by removing the front porch stairs. The applicant provided heights of some of the surrounding buildings, though not the adjacent building at 606 Chamberlayne Parkway. The applicant did not provide a dimensioned context elevation as requested by the Commission.

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

The applicant proposes vertically aligned windows and doors on the façade and rear elevations. Staff notes that the applicant provided specifications for different windows but did not provide a window schedule or otherwise indicate the windows sizes on the floor plans or elevations. Staff recommends the applicant submit a complete window and door schedule and this information be reflected on the floor plans or elevations.

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

The applicant did not provide a context elevation as requested by the Commission. Staff recommends the applicant submit a fully dimensioned context elevation.

Materials and Colors, pg. 47, #s2-4

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

3. Paint colors used should be similar to the historically appropriate colors already found in the district.

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 Commission is always required.

The applicant has responded to Commission feedback and now proposes to use TPO on the main roof and fiber cement siding that is smooth and without a bead. Staff requests that the final colors be submitted to staff for review and approval. Staff also requests the applicant provide a complete materials list including the porch columns and railings, the trim pieces, and the cornice line details and fascia boards.

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 did not respond to staff recommendations to add additional fenestration on the left elevation. Staff discussed this with Zoning staff, who have concerns about the proposed site plan. Staff recommends the applicant meet with Commission and Zoning

		<u>staff to discuss the proposed site plan.</u> Staff also believes that the interior spaces can be reconfigured in a way that allows for additional windows on this side elevations and <u>recommends the applicant add fenestration to the left elevation or another design element to break up the large blank wall surface.</u>
Porches and Porch Details	<i>5. Porch roofs are encouraged to utilize standing- or flat-lock metal seam roofs that are hand-seamed, or closely approximate handseaming. 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 applicant proposes a standing seam metal for the porch roof. Staff requests the specifications of the roof seaming be submitted for review and approval.
Mechanical Equipment, pg. 68	<i>The visual impact of new mechanical equipment should be minimized to protect the historic character of the district.</i>	The applicant has updated the site plan to indicate the HVAC units will be located in the rear of the property and will be screened with fencing.
Parking Lots, pg. 77	<i>1. Parking lots should be broken up as much as possible with interior landscaped islands and should be well screened from the public right-of-way and adjacent properties. Appropriate screening may include landscaping, walls, fences or berms. If a vegetative screen is chosen, the type(s) and numbers or shrubs and trees used should ensure a high density screen between parking lot and street.</i>	The applicant proposes parking at the rear (west corner) of the lot and the south edge of the lot. <u>Staff recommends that fencing or a vegetative buffer be installed to screen the parking on the south edge.</u>
Submission Materials Checklist, pg. 9	<i>Other Details as required (or requested) to describe the project – e.g. porch column and railing details; cornice, soffit and gutter details; door and window details, etc.</i>	The applicant has not provided information about the gutter details. <u>Staff recommends the applicant use a low profile gutter and submit these details in a subsequent application.</u>

FIGURES

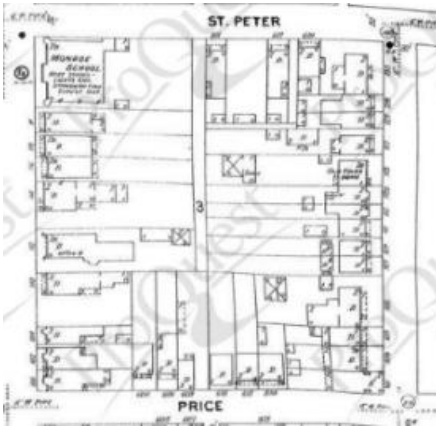


Figure 1. 1905 Sanborn Map.



Figure 2. 1925-1952 Sanborn Map.



Figure 3. 620 Chamberlayne Parkway



Figure 4. 620 Chamberlayne Avenue.



Figure 5. 606 Chamberlayne Parkway



Figure 6. 137-133 West Jackson Street.



Figure 7. 101-105 West Jackson Street.



Figure 8. Rear of buildings at 101-105 West Jackson Street, view across Chamberlayne Parkway.