

## 2. COA-072900-2020

PUBLIC HEARING DATE

May 26, 2020

PROPERTY ADDRESS

3629 E. Broad Street

DISTRICT

Chimborazo Park

APPLICANT

Center Creek Homes

STAFF CONTACT

C. Jones

# Commission of Architectural Review

## STAFF REPORT



### PROJECT DESCRIPTION

**Construct two new, single-family detached residences.**

### PROJECT DETAILS

- The applicant proposes to construct two new, single-family houses on a lot to be created through a subdivision. The proposed new house numbers are 3631 and 3633 East Broad Street.
- Each of the houses will be two bays wide, two stories tall, and 2,280 square feet in size, with a rear walkout basement.
- The house proposed at 3631 East Broad has a one-story, full-width front porch, dark windows and metal roofing, minimal trim profiles, and a metal porch with horizontal elements. Fenestration includes a vertical bay of paired windows and a bay with a single door and window.
- The house proposed at 3633 East Broad has a bay with paired windows, and a recessed single door with cantilevered front entry canopy and a single window above it.
- Primary exterior materials include: smooth fiber cement lap siding with a 7" reveal; 1/1 painted or aluminum double-hung windows, painted trim, and pre-finished aluminum standing seam metal roofing. The basement walls are proposed as brick-form concrete with a dark painted finish.



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STAFF RECOMMENDATION

**APPROVE WITH CONDITIONS**

### PREVIOUS REVIEWS

The Commission reviewed this application at the conceptual level during the April 28, 2020 meeting. In general, staff and the Commission were in support of this project. The Commission discussed locating the proposed parking in the rear of the lot instead of in the side yards, and suggested that the applicant construct two semi-attached houses and have parking on either side. The Commission also expressed appreciation for a more modern house at 3631 and suggested that some of the details could be even more modern in style.

During review of this project, staff offered the following recommendations and requests for additional information:

- the door opening on the proposed façade at 3633 be relocated to the other bay to create a pattern and depth that is consistent with the neighboring properties.
- on the façade of 3633, the window sill and head heights be horizontally aligned
- the first floor windows be taller than the second story windows; and a detailed window and door schedule be provided for final review
- the applicant utilize a flat-lock metal roof for the front porch

- the applicant relocate the downspout to the side of the column so that it is less visibly intrusive

The applicant has met with staff since the conceptual review and has updated the application to reflect staff and Commission feedback. The applicant has provided additional information about the CAR approval and subdivision process, and the required parking. The applicant has supplied a topographic map to indicate the site conditions, including the steep grade and lack of alley access, to address concerns about the proposed side yard parking. The applicant has also addressed the Commission's inquiry about pairing the houses and relocating the parking to the outer edges of lots. The applicant has indicated that due to the limits of the existing right of way there is not a feasible turning radius for vehicles.

#### STAFF RECOMMENDED CONDITIONS

- the applicant update the exterior specifications sheet (A3.1) to indicate the use of wood or aluminum clad wood windows and provide staff with the final window specifications
- the applicant utilize a flat-lock metal roof for the porch and submit the final specifications to staff for review and approval
- the applicant relocate the downspout to the side of the column so that it is less visibly intrusive.

### 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>	Based on the site plan submitted by the applicant, it appears the houses will have a similar setback to the house at 3629 East Broad Street.
	<i>3. New buildings should face the most prominent street bordering the site.</i>	The proposed new houses will both face East Broad Street, the only street bordering the site.
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 proposes two rectangular-shaped single family dwellings. Both houses will be two bays wide, and staff notes that the majority of the houses on the block have a three-bay form – though staff notes that the semi-attached residential buildings at 3629 E. Broad Street have the same fenestration and numbers of bays as the proposed new construction.
	<i>2. New residential construction should maintain the existing human scale of nearby historic residential construction in the district.</i>	The proposed houses are two stories in height, in keeping with the surrounding properties. Staff further notes that the site is sloped and, based on the context elevation, the houses will be lower in height than those in the surrounding area.
	<i>3. New residential construction and additions should incorporate human-scale elements such as cornices, porches and front steps into their design.</i>	The house proposed at 3631 has a one-story full-width porch and front stairs similar to other houses on the block. It will also have a subtle cornice line.
		In response to staff and Commission feedback the applicant has revised the fenestration of 3633 E. Broad Street. With this change the applicant now proposes a larger front stoop and a pattern of openings that maintains the street rhythm.
		In response to Commission feedback, the applicant has also revised some of the details on the façade of 3631. The applicant now proposes a simplified cornice line with overhanging eaves, a revised canopy design,

		and muted colors to enhance the modern design of the building.
Height, Width, Proportion, & Massing, pg. 47, #s1-3	<i>1. New residential construction should respect the typical height of surrounding residential buildings.</i>	The houses proposed at 3631 and 3633 will be 27'-6" and 26'-5" above grade. According to the context elevation, the neighboring house at 3629 is 28'-5" above grade. As noted above, the site slopes down to the east.
	<i>2. New residential construction should respect the vertical orientation typical of other residential properties in surrounding historic districts.</i>	Both proposed houses have vertically aligned fenestration patterns on the façade, side, and rear elevations.  In response to Staff and Commission feedback, the applicant has increased the height of the window above the door on 3633 E. Broad so that the window sill and head heights are horizontally aligned.  During conceptual review, staff recommended the first floor windows should be taller than the second story windows. The applicant has provided a window schedule which indicates the first floor windows on both houses will be 3'-0 x 6'-2" and the windows on the second floor will be 3'-0 and 5'-6".
	<i>3. The cornice height should be compatible with that of adjacent historic buildings.</i>	The cornice height at 3631 will be lower than the neighboring building. The simplified cornice line at 3633 will be between 3629 and 3631.
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>	For the house at 3631, the applicant proposes a shed roof covered in TPO with a false mansard covered in black standing seam metal. The siding is proposed to be fiber cement lap siding, white, with white trim pieces. The foundation will be brick pattern concrete painted dark grey or black. The windows will be clad wood in black with white trim and the doors painted a deep blue color. The porch roof will have the same roof as the main porch, square white columns with a recess, and a black horizontal steel railing.
	<i>3. Paint colors used should be similar to the historically appropriate colors already found in 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 Commission is always required.</i>	The house proposed for 3633 will have a shallow sloped roof covered in white TPO, pearly grey lap siding, and a dark grey/black brick pattern concrete foundation. The windows will be clad wood, painted black (no trim) and doors will be painted dark red. Decorative details include hardi flat panels in grey and a metal canopy in bronze.  Staff notes that the exterior material specifications sheet (A3.1) indicates 6/1 composite, double-hung windows though the elevations indicate 1/1 windows. Staff requests <u>the applicant update the exterior specifications sheet to indicate the use of wood or aluminum</u>

		<u>clad wood windows and provide staff with the final window specifications.</u>
New Construction, 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 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>	<u>Staff recommends the applicant utilize a flat-lock metal roof for the porch and submit the final specifications to staff for review and approval. Staff also recommends the applicant relocate the downspout to the side of the column so that it is less visibly intrusive.</u>
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 proposes to locate the HVAC equipment between the two houses. The HVAC equipment and trash receptacles will be screened by a four-foot high wood fence.

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. 3629 East Broad Street and vacant area proposed for new construction.



Figure 2. View of proposed new construction from Government Road.



Figure 3. 3627-3629 E. Broad Street.



Figure 4. 3619-3623 E. Broad Street.



Figure 5. 3614-3616 E. Broad Street.



Figure 6. 3612-3608 E. Broad Street.