

## 5. COA-075153-2029

PUBLIC HEARING DATE

July 28, 2020

PROPERTY ADDRESS

3509 East Marshall Street

DISTRICT

Chimborazo Park

APPLICANT

Center Creek Homes

STAFF CONTACT

C. Jones

# Commission of Architectural Review

## STAFF REPORT

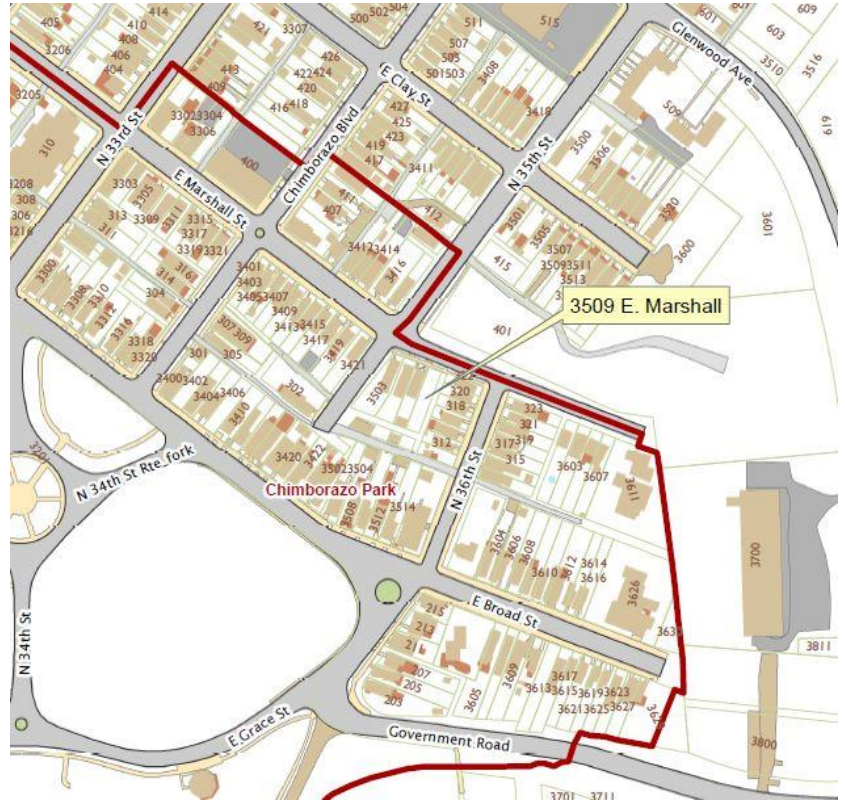


### PROJECT DESCRIPTION

Construct a single-family detached building with accessory garage on a vacant lot.

### PROJECT DETAILS

- The applicant proposes to construct a two-story, single-family detached dwelling and a one-story garage.
- The proposed residence will be two stories in height, three bays wide, and rectangular in form.
- The residence will face East Marshall Street and feature minimal exterior details. The façade will be asymmetrical, with a side entrance door and vertically and horizontally aligned windows. A one-story porch will span the width of the façade. The porch will feature a shed roof supported by square posts and a horizontal steel railing.
- The left side elevation, which will be highly visible due to the adjacent alley, is mostly composed of vertically and horizontally aligned windows of differing sizes. In the right side elevation, which will be close to the neighboring house, only two windows are proposed.
- The rear elevation will have a single entry door and paired windows. A small set of stairs will lead to the entry door.
- The applicant also proposed a one-story, one car garage in the rear of the property.



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- The applicant proposes one-over-one windows on the front, side, and rear elevations and ½-lite paneled doors on the front and rear.
- The proposed materials and colors are as follows:
  - False mansard roof: 16" wide standing seam in aged bronze
  - Main roof: white TPO
  - Porch roof: 16" wide standing seam in aged bronze
  - Siding: Hardie lap siding with a 7" reveal, in arctic white
  - Foundation: parged foundation and porch piers, painted dark grey or black
  - Trim: Hardie composite trim in arctic white
  - Windows: Plygem 200 series, one-over-one windows painted black
  - Doors: half glass, painted sun-dried tomato red or rainstorm blue
  - Rear deck: pressure treated wood
  - Other details include aluminum gutters and downspouts and black wall mounted lanterns

## 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 primarily residential in nature. This block of East Marshall Street is generally developed with single-family, freestanding, frame residences in a variety of styles. Common architectural features include one-story, full-width porches, false mansard roofs, consistent fenestration patterns, and traditional exterior details.

### STAFF COMMENTS

- Staff recommends the applicant add a simple trim board below the roofline to reference the cornice lines on the adjacent properties, that the trim board remain undecorated, and that it fill the space between the bottom of the roofline and the top of the windows.
- Staff recommends the applicant use a consistent window size on each story of the highly visible left elevation.
- The following items will be required for a complete application for final review:
  - A completed checklist for new construction
  - A dimensioned context elevation
  - A revised window schedule
  - A site plan including HVAC and trash location
  - Dimensioned garage elevations, including total height
  - A dimensioned context site plan
  - Fully dimensioned floor plans and elevations
  - Location of the proposed fence

## 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 provided a context site plan indicating the building face will align with the building next door at 3507 East Marshall Street.
	<i>3. New buildings should face the most prominent street bordering the site.</i>	The building will face East Marshall Street, the prominent 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 two-story, three-bay, rectangular form is in keeping with the surrounding residential buildings.
	<i>2. New residential construction should maintain the existing human scale of nearby historic residential construction in the district.</i>	The applicant proposes a two-story, three-bay building with a one-story, full-width porch. Staff finds this is in keeping with the human scale of the adjacent residential buildings in the district.
	<i>3. New residential construction and additions should incorporate human-scale elements such as cornices, porches and front steps into their design.</i>	The applicant proposes a full-width porch and front steps, in keeping with the other residential buildings in the surrounding area. In keeping with the more modern design, the applicant does not propose any cornice line details.
		The houses immediately adjacent to the site

		have false mansard roofs with a decorative cornice directly above the second floor window frames. <u>Staff recommends the applicant add a simple trim board below the roofline to reference the cornice lines on the adjacent properties, that the trim board remain undecorated, and that it fill the space between the bottom of the roofline and the top of the windows.</u>
Height, Width, Proportion, & Massing, pg. 47, #s1-3	<i>1. New residential construction should respect the typical height of surrounding residential buildings.</i>	According to the information supplied by the applicant, the roof peak of the proposed building will be 27'-3" +/- . The height of the neighboring buildings was not provided. Staff requests the applicant provide a fully dimensioned context elevation for final review.
	<i>2. New residential construction should respect the vertical orientation typical of other residential properties in surrounding historic districts.</i>	The applicant proposes vertically aligned windows on the front, side, and rear elevations, as is typical of the other residential properties in the surrounding district.
	<i>3. The cornice height should be compatible with that of adjacent historic buildings.</i>	As a dimensioned context elevation was not provided, staff cannot determine whether the cornice height is compatible.
Materials and Colors, pg. 47	<i>2. Materials used in new residential construction should be visually compatible with original materials used throughout the district.</i>	The proposed building materials and colors are compatible with the original materials found in the district. However, staff notes that the proposed windows appear to be PVC-clad, and recommends <u>the applicant update the window schedule with a wood or aluminum-clad wood window for final review.</u>
New Construction, Doors and Windows, pg. 49	<i>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.</i>	The applicant proposes a vertically and horizontally aligned fenestration pattern with larger windows on the first story, which is in keeping with the patterns established in the district. <u>Staff notes that the windows are different sizes on the side elevations and recommends the applicant consider standardizing the window sizes on the visible east elevation.</u>
New Construction, Decks #2, pg. 51	<i>Decks should complement the architectural features of the main structure without creating a false historical appearance. Decks should be painted or stained a neutral color that complements one or more of the colors found on the main structure.</i>	Staff finds that the deck is in keeping with the Guidelines and recommends <u>the rear deck and steps be painted or stained a neutral color found on the Commission's paint palette.</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 has not provided information on the location of any mechanical equipment. <u>Staff recommends that the applicant locate the HVAC equipment in the rear of the new construction and requests that this be included in the application for final review.</u>

Residential Outbuildings, #1 pg. 51	<i>Outbuildings, including garages, sheds, gazebos and other auxiliary structures, should be compatible with the design of the primary building on the site, including roof slope and materials selection.</i>	The proposed garage is compatible with the primary building, which is also frame construction.
Residential Outbuildings, #2 pg. 51	<p><i>2. Newly constructed outbuildings such as detached garages or tool sheds should respect the siting, massing, roof profiles, materials and colors of existing outbuildings in the neighborhood.</i></p> <p><i>3. New outbuildings should be smaller than the main residence and be located to the rear and/or side of the property to emphasize that they are secondary structures.</i></p>	The proposed garage meets the Commission's Guidelines for outbuildings as the garage is subordinate to the primary structure, located at the rear of the primary structure, clad in a material to match the primary structure, and has a roof form consistent with outbuildings in the district. Staff notes that the height of the garage was not included in the plans and requests that this information be provided for final review.
Materials and Colors, pg. 47, #s2-4	<p><i>2. Materials used in new residential construction should be visually compatible with original materials used throughout the district.</i></p> <p><i>3. Paint colors used should be similar to the historically appropriate colors already found in the district.</i></p>	The applicant proposes to use fiber cement siding and flat roof shingles. Staff recommends approval of these materials with the condition that <u>the siding be unbeaded and the door be a modern, simple design, also submitted to staff for review and approval.</u> Staff notes that the applicant proposes a dark grey garage with the primarily white house.
Fences and Walls, pg. 51 #3	<i>3. Privacy fences along the side and rear of a property should be constructed of wood of an appropriate design. Privacy fences are not appropriate in front of a historic building.</i>	Staff notes that the applicant proposes a six-foot tall wood privacy fence though the location of the fence is not provided. <u>Staff requests the applicant provide the location of the fence for final review.</u>



## FIGURES



Figure 1. 3509 East Marshall Street.



Figure 2. 3503-3507 East Marshall Street.



Figure 3. 300 block of North 36<sup>th</sup> Street, even side.



Figure 3. Similar design at 3021-3023 East Marshall Street.



Figure 4. Outbuildings on the subject block.



Figure 5. 1925 Sanborn Map.