

6. COA-080421-2020

PUBLIC HEARING DATE

October 27, 2020

PROPERTY ADDRESS

2320 East Marshall Alley

DISTRICT

Church Hill North

APPLICANT

Porchlight Homes, LLC

STAFF CONTACT

Carey L. Jones

Commission of Architectural Review

STAFF REPORT

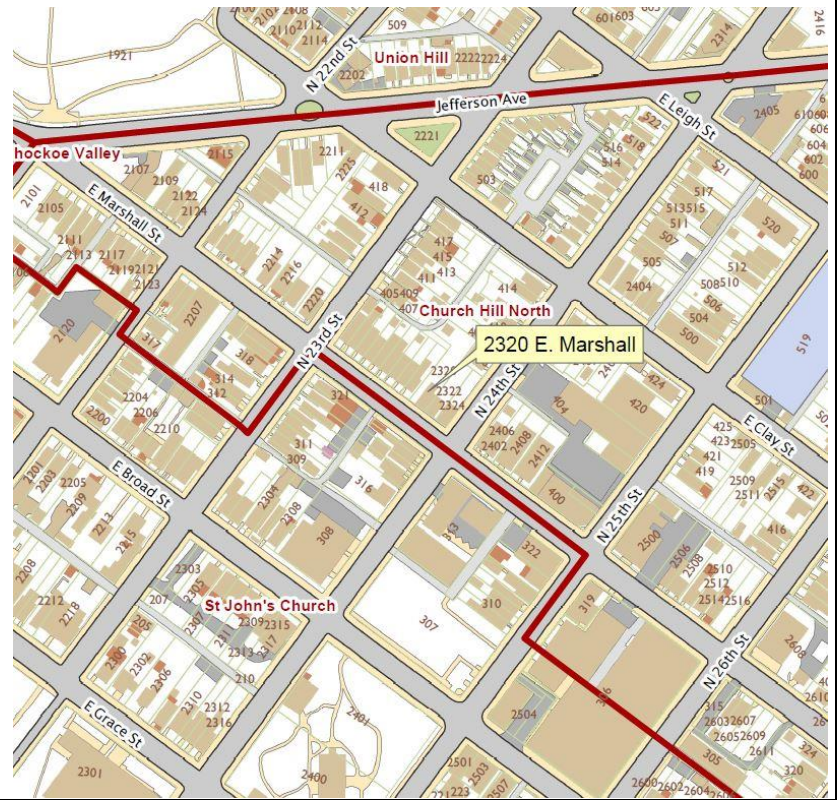


PROJECT DESCRIPTION

Construct a new single-family residence off an alley.

PROJECT DETAILS

- The applicant proposes to construct a new freestanding residence, the Alley Residence, at the rear of an existing lot.
- This proposed building will be a three-story wood frame residence with a first floor two-car garage.
- The design of this building is a modern design, utilizing compatible materials.
- A new parking area, fence, and brick pier with light fixture are also proposed.
- The applicant will apply for a special use permit (SUP) for this new construction.



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STAFF RECOMMENDATION

APPROVE WITH CONDITIONS

PREVIOUS REVIEWS

The Commission previously reviewed this application at the conceptual level during the September 22, 2020 meeting. During the meeting the Commission generally expressed support for the design of this building.

STAFF RECOMMENDED CONDITIONS

- The hardie plank lap siding be smooth and without a decorative bead
- Final material and color specifications be submitted to staff for review and approval
- Additional information about the proposed upgrades, including the brick pier and lighting, be submitted for staff review and approval

STAFF ANALYSIS

Standards for New

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

The proposed building is 35 feet in height, which appears to be taller than the historic

Construction, Height, Width, Proportion, & Massing, pg. 47	<p><i>residential buildings.</i></p> <p><i>2. New residential construction should respect the vertical orientation typical of other residential properties in surrounding historic districts.</i></p>	<p>buildings facing E. Marshall Street. The applicant proposes large vertically aligned windows on the front and side elevation. Staff finds this fenestration is in keeping with the proposed modern design of the building.</p>
Standards for New Construction, Materials and Colors, pg. 47	<p><i>2. Materials used in new residential construction should be visually compatible with original materials used throughout the district.</i></p>	<p>For the exterior materials, the applicant proposes a mix of brick veneer, wood siding, hardi panels, and fiber cement. Staff finds the majority of the area residences utilize masonry or wood as primary materials. Staff notes the applicant proposed a cedarmill (wood grain) finish for the hardie plank lap siding and <u>staff recommends the siding be a smooth finish without a decorative bead.</u> Staff recommends approval of the materials selections with the condition that the <u>final material and color specifications be submitted to staff for review and approval.</u></p>
New Construction, Doors and Windows, pg. 49	<p><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></p>	<p>The proposed building has two garage door openings on the ground floor and a single door opening. The applicant proposes a wood screen in front of the main entrance door that is cohesive with the wood garage doors. The upper two stories have large windows. Staff notes that interior garages and wood screening in front of doors is not a feature commonly found in the district. On the north elevation the applicant proposes a single row of differently shaped windows on the top floor.</p>
Parking Lots, pg. 77	<p><i>3. Parking lot lighting should be kept to a minimum, keeping spill-over to a minimum and using the lowest wattage possible, especially in residential areas.</i></p>	<p>A new parking area and lighting will be provided for the new buildings. Staff recommends approval with the condition that <u>additional information about the proposed upgrades, including the brick pier and lighting, be submitted for staff review and approval.</u> Staff also notes that the survey indicates the alley extends over the property line and the proposed site has the brick pier and lighting outside the property line. Staff requests the application address this prior to submitting for the SUP application.</p>

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. 2320 E. Marshall Street, rear, proposed location of new free-standing construction.



Figure2. View towards proposed new free-standing construction from North 24th Street.