



Staff Report
City of Richmond, Virginia



Commission of Architectural Reviews.

8. COA-105892-2022	Conceptual Review Meeting Date: 2/22/2022
Applicant/Petitioner	Elizabeth Drucker-Basch
Project Description	Construct a new 3-story, multi-family building on a vacant lot.
Project Location	
Address: 2 W. Leigh	
Historic District: Jackson Ward	
High-Level Details: <ul style="list-style-type: none"> The applicant proposes to construct a new 3-story, multifamily building on a vacant lot. The new building will feature a front porch, faux mansard roof and a central shed dormer, and a covered, rear, side porch. Building materials will include standing seam metal and dimensional shingle roofing, metal clad wood windows, hardiplank siding, metal wrapped and hardi trim, and k-style gutters and downspouts. 	
Staff Recommendation	
Staff Contact	Alex Dandridge, alex.dandridge@rva.gov , (804) 646-6569
Previous Reviews	None.
Staff Recommendations	<ul style="list-style-type: none"> Staff recommends that the front faux mansard and shed dormer feature slate or standing seam metal. Staff recommends that flat-lock metal be utilized on the front and side porch roofs. Staff recommends that trash collection and HVAC equipment be located in the rear, screened from view, specifications submitted with the final review. Staff recommends that the horizontal hardiplank siding be smooth and

	<p>unbeaded</p> <ul style="list-style-type: none"> • Staff recommends that a simple fence design more compatible with historic fence designs in the district be implemented in the rear. • Staff recommends that the hardscaping materials used for the patio and parking area be constructed with materials compatible with the historic hardscaping of the district such as brick, granite, or gravel.
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Staff Analysis

Guideline Reference	Reference Text	Analysis
Siting, pg. 46, #2-3	<p><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></p> <p><i>3.New buildings should face the most prominent street bordering the site.</i></p>	<p>The new construction will respect the prevailing front and side yard setback patterns of the surrounding block. The front and east façade will reinforce the existing street wall, having shallow setbacks.</p> <p>The front, main façade will face the main street, W. Leigh street.</p>
Form, pg. 46, #1-3	<p><i>1. New construction should use a building form compatible with that found elsewhere in the district.</i></p> <p><i>2.New residential construction should maintain the existing human scale of nearby historic residential construction in the district.</i></p> <p><i>3.New residential construction and additions should incorporate human-scale elements such as cornices, porches and front steps into their design.</i></p>	<p>The new construction will be three stories tall, three bays wide, featuring a one story, covered, full width front porch, a third story, faux mansard roof, and a center shed dormer.</p> <p>Staff finds the building form to be in-keeping with other residential buildings within the district. While center shed dormers, such as the one being proposed, are not common within the district, staff believes this is a subtle architectural element that will help differentiate the new construction from the existing historic buildings on the block.</p> <p>The new construction will feature a one-story, full-width, covered front porch and a smaller one-story, covered side porch; both which maintain the human scale of the block.</p>
Height, Width, Proportion, & Massing, pg. 47, #1-3	<p><i>1.New residential construction should respect the typical height of surrounding 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><i>3.The cornice height should be compatible with that of adjacent historic buildings.</i></p>	<p>The new construction will be three- stories in height which respects the typical height</p> <p>The new construction will respect the vertical orientation typical of the other residential properties on the site.</p> <p>The new construction is boarded by a vacant lot to the west and St. James Street to the east. There are no historic building immediately adjacent to the property, with the exception of a small, two-story building at the rear, which faces St. James Street.</p>

<p>Materials and Colors, pg. 47, #2-4</p>	<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> <p><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></p>	<p>The new construction will utilize horizontal hardiplank siding, standing seam metal on the porch roofs and center shed dormer, wood and hardi trim, k-style gutters, asphalt shingles on the front mansard roof, and metal clad wood windows.</p> <p>Staff finds the proposal of asphalt shingles on the faux mansard roof to be inappropriate for the district, and recommends that the <u>front faux mansard and shed dormer feature slate or standing seam metal.</u></p> <p>The porches are proposed to utilize standing seam metal. The guidelines recommend that flat lock metal should be utilized on porch roofs.</p>
<p>New Construction, Porches and Porch Details, #5, pg. 49</p>	<p><i>5. Porch roofs are encouraged to utilize standing- or flat-lock metal seam roofs that are hand-seamed, or closely approximate handseaming</i></p>	<p><u>Staff recommends that flat-lock metal be utilized on the front and side porch roofs.</u></p> <p><u>Staff recommends that the horizontal hardiplank siding be smooth and unbeaded.</u></p>
<p>New Construction, Doors and Windows, #3, pg. 49</p>	<p><i>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 windows on the east elevation will not be vertically aligned. Staff recommends that the windows on the eastern elevation be vertically aligned.</p> <p>The first floor windows will feature an upper transom. <u>Staff recommends against the use of upper transoms on the first floor windows, as this is not a common window design found in the district.</u></p>
<p>Mechanical Equipment, pg. 68</p>	<p><i>The visual impact of new mechanical equipment should be minimized to protect the historic character of the district.</i></p>	<p>The applicant has not submitted any information on the location of any trash collection or HVAC equipment. <u>Staff recommends that trash collection and HVAC equipment be located in the rear, screened from view, specifications submitted with the final review.</u></p>
<p>Administrative Guidelines, Fences and Gates.</p>	<p><i>Wooden fences and gates fences may be approved administratively</i></p>	<p>The applicant is proposing a fencing element in the rear yard around a proposed patio and parking area. The proposed fence will mimic the design of Richmond Rail.</p> <p>While Richmond Rail is an appropriate design for railings in the district, staff finds it to be an inappropriate design for fencing. <u>Staff recommends that a simple fence design more compatible with historic fence designs in the district be implemented in the rear.</u></p> <p>Fencing can be administratively approved by staff.</p>
<p>Hardscaping Administrative</p>		<p>The applicant is proposing a patio and parking area in the rear. Staff recommends that the</p>

