



Staff Report
City of Richmond, Virginia



Commission of Architectural Review

6.COA-141064-2024	Conceptual Review	Meeting Date: 1/23/2024
Applicant/Petitioner	Abraham Jennings	
Project Description	Construct a new two-story, single-family dwelling on a vacant lot.	
Project Location		
Address: 2207 Carrington Street		
Historic District: Union Hill		
<p>High-Level Details:</p> <p>The applicant requests conceptual review to construct a two-story, single-family dwelling on a vacant lot.</p> <p>The new dwelling will have a narrow façade but will extend deep into the lot. It will be rectangular in form with a front facing gable and a two-story porch.</p> <p>There is a one-story concrete block, mid-century dwelling to the west of the subject lot, and a two-story, single-family dwelling ca. 2007 to the east.</p> <p>Original building on the lot was demolished in June-July 1976 (City of Richmond Assessment Records).</p>		
Staff Recommendation	Conceptual Review	
Staff Contact	Alex Dandridge, alex.dandridge@rva.gov , (804) 646-6569	
Previous Reviews	None	
Staff Recommendations	<ul style="list-style-type: none"> • A site plan/survey with labeled setbacks be submitted with the final review. • Setback of the new construction respect the existing buildings' setbacks in order to reinforce the street wall. • Drawings be corrected to show the front gable/pediment projecting over the second-story porch, specifically on the side elevation, or if this isn't the intended design, that the engaged column feature be removed from the design. • Applicant submit a context drawing that includes the height of the neighboring buildings. • The new construction have a height that is compatible with the neighboring buildings. • New construction be clad in wood or fiber cement. Final submission should include a material schedule for the roof, front porches and the rear deck. 	

	<ul style="list-style-type: none"> • Final exterior colors should be submitted with the final review or submitted later for administrative review and approval. • The location of exterior mechanical equipment should be shown on the final plans. Exterior mechanical equipment must be located adjacent to a secondary elevation, ideally located in the rear, screened from view. • Windows be wood or aluminum clad wood with simulated divided lights (SDLs). Final window material labeled on the final plans or submitted at a later date for administrative review and approval. • Staff recommends that the pitch of the gable roof be decreased.
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Staff Analysis

Guideline Reference	Reference Text	Analysis
Standards for New Construction- Residential, Siting, pg. 46	<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. In cases where the adjoining buildings have different setbacks, the setback for the new building should be based on the historical pattern for the block.</i></p> <p><i>3. New buildings should face the most prominent street bordering the site.</i></p> <p><i>4. If setback waivers or any other waivers are needed, the applicant may petition the Commission to support a Board of Zoning Appeals (BZA) waiver.</i></p>	<p>A site plan was not submitted with this application. The setback of the new construction is unknown. There are three dwellings on the subject block, all of which have a similar setback. 2209 Carrington appears to have a deeper setback than 2205-2203 Carrington Street. <u>Staff recommends that a site plan/survey with labeled setbacks be submitted with the final review. Staff recommends that the setback of the new construction respect the existing buildings' setbacks in order to reinforce the street wall.</u></p> <p>The new building will face the most prominent street, Carrington Street.</p>
Standards for New Construction- Residential, Form, pg. 46	<p><i>1. New construction should use a building form compatible with that found elsewhere in the historic district. Building form refers to the specific combination of massing, size, symmetry, proportions, projections and roof shapes that lend identity to a building. Form is greatly influenced by the architectural style of a given structure.</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. In Richmond, porches were</i></p>	<p>The building appears to be much narrower and deeper than is typical in the district. The building will be 66' long and 12' wide. Additional length will be added by an 8' deep rear deck and a 6' deep two-story front porch. While much longer than historic dwellings in the district, it is compatible with other new constructions.</p> <p>City records show that the original house located next door at 2205 Carrington Street was only 15' wide and 63' long. The original dwelling at 2207 Carrington Street was approx. 19' wide and 21' deep.</p> <p>2209 Carrington Street, built in 2007, features a cross gable roof with a front facing gable. The front facing gable roof proposed for 2207 Carrington Street is compatible with this architectural feature.</p> <p>The new construction will have a two-story front porch that faces the public right-of-way. The inclusion of a front porch will maintain the human-scale of the district.</p>

	<p><i>historically an integral part of residential design and provide much of the street-level architectural character of Richmond's historic districts.</i></p>	<p>The drawings of the facade show that there may be engaged columns on the facade of the building above the second-story front porch. It is difficult to determine if these are engaged columns, or if the front gable is projecting over the second-story porch and being supported by two columns. The side elevations do not show the front gable projecting over the porch. <u>Staff recommends that the drawings be corrected to show the front gable/pediment projecting over the second-story porch, specifically on the side elevation, or if this isn't the intended design, that the engaged column feature be removed from the design.</u></p>
<p>Standards for New Construction- Height, Width, Proportion & Massing, pg. 47</p>	<ol style="list-style-type: none"> 1. <i>New residential construction should respect the typical height of surrounding residential buildings.</i> 2. <i>New residential construction should respect the vertical orientation typical of other residential properties in surrounding historic districts.</i> 3. <i>The cornice height should be compatible with that of adjacent historic buildings.</i> 	<p>The height of the neighboring buildings is unknown. <u>Staff recommends that the applicant submit a context drawing that includes the height of the neighboring buildings.</u></p> <p><u>Staff recommends that the new construction have a height that is compatible with the neighboring buildings.</u></p> <p>Final drawings must include the building height.</p> <p>Staff believes that the steeply pitched front facing gable visually emphasizes the building's tall and narrow form. <u>Staff recommends that the pitch of the gable roof be decreased.</u></p>
<p>Standards for New Construction- Materials & Colors, pg. 47</p>	<ol style="list-style-type: none"> 1. <i>Additions should not obscure or destroy original architectural elements.</i> 2. <i>Materials used in new residential construction should be visually compatible with original materials used throughout the district.</i> 3. <i>Paint colors for new additions should complement the historically appropriate colors used on the primary structure. Paint colors used should be similar to the historically appropriate colors already found in the district (see Painting Section starting on page 60).</i> 4. <i>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> 5. <i>Rooftop mechanical equipment should be located as discretely as possible to limit visibility.</i> 	<p><u>Materials were not listed. Staff recommends that the new construction be clad in a material that is compatible with the district such as wood or fiber cement. Final submission should also include a material schedule for the roof, front porches, and the rear deck.</u></p> <p><u>Final exterior colors should be submitted with the final review or submitted later for administrative review and approval.</u></p> <p><u>The location of exterior mechanical equipment should be shown on the final plans. Exterior mechanical equipment must be located adjacent to a secondary elevation, ideally located in the rear, screened from view.</u></p>
<p>Standards for New Construction- Materials & Colors, pg. 49</p>	<ol style="list-style-type: none"> 1. <i>The size, proportion and spacing patterns of door and window openings on a new addition should follow patterns established by the original building. Windows on most commercial and residential properties throughout Old and Historic Districts have a vertical orientation. Wide, horizontal so-called "picture windows"</i> 	<p>Windows and doors will be vertically aligned. Windows are drawn in the plans to show a 6/6 light configuration. <u>Staff recommends that the windows be wood or aluminum clad wood with simulated divided lights (SDLs). Final window materials labeled on the final plans or submitted at a later date for administrative review and approval.</u></p>

	<p><i>on new additions are strongly discouraged.</i></p> <p><i>2. The architectural appearance of original windows should be used as models for new windows. Changes in the sash, depth or reveal, muntin configuration, frame or glazing is strongly discouraged. New glass should be clear without reflective coatings, to be compatible with original glass.</i></p> <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>Window size should be compatible with that of historic dwellings in the district.</p>
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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. Existing vacant lot. 2209 Carrington Street (left), 2205 Carrington Street (right).



Figure 2. Sanborn Map 1924-1925.

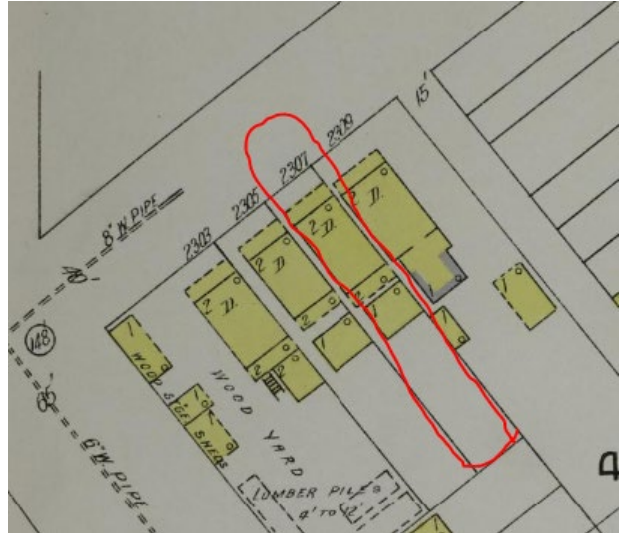


Figure 3. City of Richmond Assessor's Cards, 1950s. Original dwelling was demolished in 1976.

