

**COMMISSION OF ARCHITECTURAL REVIEW
STAFF REPORT
August 28, 2018 Meeting**

12. **COA-037278-2018** (M. Jarreau)

**804 North 22nd Street
Union Hill Old and Historic District**

Project Description: **Construct a new single family dwelling.**
Staff Contact: **C. Jones**

Proposal: The applicant requests conceptual review and comment for the construction of a new detached single family dwelling on a partially vacant lot in the Union Hill Old and Historic District. Construction of the building will require a special use permit to split the existing lot. The applicant is proposing to construct a two-story frame dwelling with a 3-bay composition. The proposed building will have a minimally sloped shed roof, be clad in hardie plank lap siding, and sit on a parged foundation. Exterior details will include a 1-story, 3-bay, full-width front porch with a dentil molding. On the east facing façade fenestration will include a single, side entry wood door, and vertically aligned, 2/2, double hung windows. On the south (left) elevation the first bay will have a set of paired 2/2 windows on the first story and a pair of smaller fixed windows on the second story. Each story of the middle bay will have a single differently sized 2/2, double hung window. Fenestration on the rear elevation will mimic the front façade with a single, side entry wood door and evenly spaced and aligned 2/2, double hung windows. The north (right) side elevation will not feature any openings.

Surrounding Context: The subject block contains a mix of historic residential buildings, more recent construction, and vacant lots. There are two buildings on the even side of North 22nd Street: a 2-story frame house and a two-story, concrete block, four-unit apartment building. The remaining lots on the even side of the block are vacant, one of which is paved and used for parking. On the odd side of North 22nd Street is the side elevation for the house at 2200 Cedar Street.

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: Residential” on pages 44, and 46-47 of the *Richmond Old and Historic District Handbook and Design Review Guidelines* utilizing the checklist below.

S=satisfies

D=does not satisfy

NA=not applicable

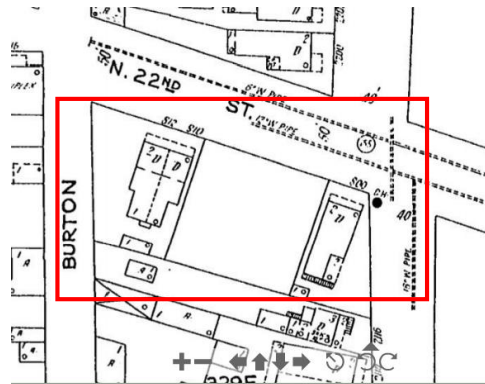
S **D** **NA**

New infill construction should respect the prevailing front and side yard setback patterns in the surrounding district

The applicant has submitted a site plan which notes the front of the new construction will align with the face of the adjacent houses.

Where the adjoining buildings have different setbacks, the setback for the new building should be based on the historical pattern for the block

The historic pattern for the block is shown below.



1925, republished 1952, Sanborn Map of the 800 block of North 22nd Street

New buildings should face the most prominent street bordering the site

The structure addresses North 22nd Street.

New construction should use a building form compatible with that found elsewhere in the district. Form refers to the combination of massing, size, symmetry, proportions, projections and roof shapes that lend identity to a building.

The project utilizes elements found on structures nearby including a 3-bay façade, shed roof, full width front porch, and 2-story height.

New construction should incorporate human-scale elements such as cornices, porches and front steps.

The proposed project incorporates human-scale elements including front porches, front steps and a cornice.

New construction should respect the typical height of surrounding buildings

The typical heights of the surrounding buildings are 2 stories. The proposed structure is also 2 stories.

- New construction should respect the typical width, organization of bays, vertical alignment and symmetry of surrounding buildings.**

The proposed project is similar in width to houses in the surrounding area. The project façade also maintains the vertical alignment and symmetry of surrounding buildings. The stepped section is similar to the building form found across 22nd Street at 2200 Cedar Street.

- The size, proportion, and spacing patterns of doors and window openings should be compatible with patterns established in the district.**

The proposed windows are vertically aligned and symmetrically placed which is consistent with patterns in the district.

- Porch and cornice heights should be compatible with adjacent buildings**

The porch and cornice heights appear to be compatible with the adjacent building at 800 North 22nd Street.

- Materials used in new construction should be visually compatible with original materials used throughout the district. Vinyl, asphalt, and aluminum siding are not permitted.**

The submitted details include materials that are visually compatible with the original materials used throughout the district including hardieplank siding, TPO membrane on the main roof, EPDM for the front porch, solid wood doors, wood windows, and wood porch posts. The applicant proposes to use asphalt shingles on the mansard roof. Consistent with the Guidelines for new construction, staff recommends the applicant use standing- or flat-lock metal hand-seam roof or a membrane roof (pg. 49, Porches and Porch Details, #5).

The following items will need to be included for final review:

1. Dimensioned context site plan
2. Dimensioned context elevation
3. Dimensioned floor plan
4. A detailed statement of how the project conforms to the *Guidelines*.
5. Proposed colors