

18. COA-079735-2020

PUBLIC HEARING DATE

October 27, 2020

PROPERTY ADDRESS

910-912 N. 25th Street

DISTRICT

Union Hill

APPLICANT

Center Creek Homes

STAFF CONTACT

Carey L. Jones

Commission of Architectural Review

STAFF REPORT



PROJECT DESCRIPTION

Construct two three-story, semi-attached residences.

PROJECT DETAILS

- The applicant proposes to construct two new, three-story, semi-attached residences on a vacant lot. The proposed houses will have a partial third floor and rooftop terrace.
- The residences will be a more contemporary style than is typical for the block. They will have a one-story, full-width front porch, dark windows, metal roofing, and minimal exterior details.
- Proposed materials include TPO for the roof, 7" lap siding, standing seam metal for the porch roof, a parged foundation, and wood railings.
- The house will have a simplified cornice line, one-over-one windows, square porch columns, and horizontal cable railings.



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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.

SURROUNDING CONTEXT

The area surrounding the project location is primarily residential and commercial in character. North 25th Street forms the eastern boundary of the Union Hill City Old and Historic District and only the west side of the street is included in the district boundaries. To the north of the block is a one-story masonry commercial building, planned for rehabilitation, and to the south is a combination of freestanding and semi-attached residential buildings. On the adjacent lot to the south is a 2-story frame double house with a 1-story full-width porch. The adjacent lot to the north is developed with a 1-story brick house with a full-width front porch. Other residential buildings on the

block include a 1-story frame house, two 2-story frame houses, and a pair of semi-attached frame houses, all of which are three bays wide with a 1-story, full-width porch. The house at 904 N. 24th Street is built to the edge of the sidewalk and, as such, has a flat façade and lacks a porch. The Commission approved the new construction of a 2-story frame house at 918 North 25th Street in 2019.

STAFF COMMENTS

- Staff recommends the applicant:
 - consider reconfiguring the interior spaces, perhaps designing the houses to be longer in order to lower the height of the building
 - the applicant simplify the windows sizes and patterns
 - provide additional material specifications, including details about the synthetic and composite materials
 - submit a complete application

STAFF ANALYSIS

Siting, pg. 46, #s2-3	<p>2. <i>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>Based on the site plan submitted by the applicant, it appears the proposed buildings will be set back between the two adjacent buildings. Staff requests a detailed context site plan be submitted for final review.</p>
	<p>3. <i>New buildings should face the most prominent street bordering the site.</i></p>	<p>The proposed buildings face N. 25th Street.</p>
Form, pg. 46 #s1-3	<p>1. <i>New construction should use a building form compatible with that found elsewhere in the historic district.</i></p>	<p>The applicant proposes a three-story, two-bay, rectangular form house. Staff notes the majority of the residential buildings, including the other duplexes, are two stories tall and three bays wide.</p>
	<p>2. <i>New residential construction should maintain the existing human scale of nearby historic residential construction in the district.</i></p>	<p>The applicant proposes a three-story building on a raised foundation. Staff finds this is one story taller than the surrounding properties.</p>
	<p>3. <i>New residential construction and additions should incorporate human-scale elements such as cornices, porches and front steps into their design.</i></p>	<p>The applicant proposes a one-story, full-width porch with front steps. Staff finds this is in keeping with the human scale elements of the surrounding area.</p>
Height, Width, Proportion, & Massing, pg. 47, #s1-3	<p>1. <i>New residential construction should respect the typical height of surrounding residential buildings.</i></p>	<p>The applicant proposes a building that is three stories, approximately 34 feet from grade, in height. Staff finds that this taller than the surrounding buildings and <u>recommends the applicant consider reconfiguring the interior spaces, perhaps designing the houses to be longer in order to lower the height of the building.</u></p> <p>Staff requests the applicant submit a dimensioned context elevation for final review.</p>
	<p>2. <i>New residential construction should respect the vertical orientation typical of other residential properties in surrounding historic districts.</i></p>	<p>The applicant proposes vertically aligned openings on the façade and first bay of the side elevations. However, staff notes there is a variety of window sizes and locations on the side elevations and recommends <u>the applicant simplify the window sizes and patterns.</u></p>

3. The cornice height should be compatible with that of adjacent historic buildings.

Staff notes the applicant proposes a building that is taller than the surrounding buildings. Staff requests the applicant submit a dimensioned context elevation for final review.

Materials and Colors, pg. 47, #s2-4

2. Materials used in new residential construction should be visually compatible with original materials used throughout the district.

Staff finds the proposed materials are generally in keeping with the surrounding district and requests the applicant provide additional material specifications including details about the synthetic and composite materials.

Mechanical Equipment, pg. 68

The visual impact of new mechanical equipment should be minimized to protect the historic character of the district.

The plans submitted by the applicant indicate that the HVAC units will be located in the rear of the building.

FIGURES

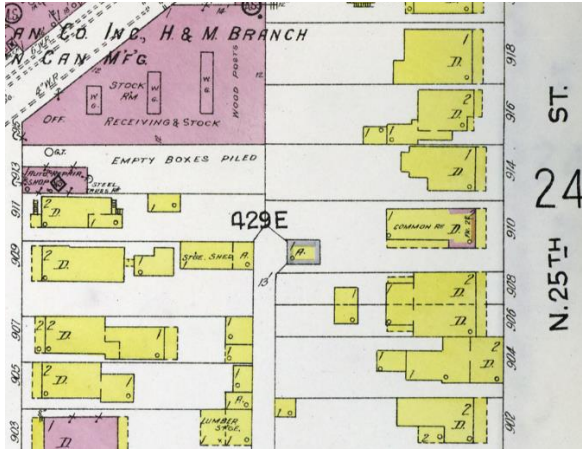


Figure 1. Sanborn Map, 1925.



Figure 2. 910 North 25th Street, ca. 1957-77



Figure 3. 910-912 North 25th Street



Figure 4. 900 block North 25th Street, even side, north of the subject lot



Figure 5. 900 block North 25th Street, even side south of subject lot



Figure 6. 900 block North 25th Street, odd side