

**COMMISSION OF ARCHITECTURAL REVIEW  
STAFF REPORT  
March 28, 2017 Meeting**

19. **CAR No. 17-044** (M. Alexander)

**708 North 24<sup>th</sup> Street  
Union Hill Old and Historic District**

**Project Description:** **Construct a new single family dwelling.**

**Staff Contact:** **M. Pitts**

The applicant requests conceptual review and comment on the construction of a single family dwelling on a vacant lot in the Union Hill Old and Historic District.

The residential character of the subject block is a mix of architectural styles. The north side of the subject block includes 2-story 3-bay structures and the Gothic Revival style Cedar Street Baptist church. The structure immediately to the south of the subject lot is a two story structure with a false mansard roof and a full façade front porch. Prior to its demolition, a similar structure stood on the subject lot. The structure to the north of subject lot is a wider, 2 story, Colonial Revival structure with a hipped roof and full façade porch. The south side of the block includes several double houses in various architectural styles and Italianate and Greek Revival single family dwellings. The structures are two stories and contain vertically ranked windows on their façades.

The applicant is proposing to construct a 2 story frame structure with a false mansard roof. The mansard will be clad in synthetic slate tiles. The structure will be set back 16 feet. The façade will have a 3-bay organization and a full façade porch with a shed roof clad in membrane. The applicant is proposing turned composite columns for the porches. The windows will be 2/2 aluminum clad wood windows to be vertically aligned on all elevations. The applicant is proposes a covered porch at the rear of the structure to match the design of the front porch.

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 45 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 façade of the structure will be set back 16 feet to align with the façade of the dwelling to the south (706 N. 24<sup>th</sup> Street). The front porch will align both adjacent front porches.

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

The building's setback is consistent with the historic setback of the block as the setback of 706 North 24<sup>th</sup> Street represents the historic pattern.

- New buildings should face the most prominent street bordering the site**

The structure addresses North 24<sup>th</sup> 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.**

Though more narrow to meet modern zoning setback requirements, the project is of a similar scale to the single family homes on the block. The proposed roof form is similar to that of the historic adjacent structure and to the structure which once stood on the subject lot. The applicant has incorporated other elements that characterize development in the district including a 3-bay symmetrical façade composition and a full façade front porch.

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

The proposed project incorporates human-scale elements including cornice, full façade front porch, and front steps.

- New construction should respect the typical height of surrounding buildings**

The typical heights of the surrounding buildings are 2 to 2 ½ stories. The proposed 2-story, 26' tall, structure is compatible with the surrounding residential structures

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

Though more narrow to meet modern zoning setback requirements, the project is of a similar width to the single family homes on the block. The proposed 3-bay organization and vertical alignment is characteristic of the fenestration pattern found in the district.

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

The proposed windows on the façade are vertically aligned and symmetrically placed which is consistent with patterns in the district. The applicant has vertically aligned all visible openings and most other openings on the secondary elevations.

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

The porch and cornice heights appear to be compatible with 706 North 24<sup>th</sup> Street though dimensions have not been provided on the context elevation.

- 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 proposed construction will use fiber cement siding, synthetic slate tiles, composite porch materials, aluminum clad wood windows, a brick foundation, and membrane porch roofs. Staff finds the materials are compatible with the frame structures found in the district.

- Siding be smooth and unbeaded.
- The windows be true divided lite or simulated divided lite to include interior and exterior muntins and a spacer bar.

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

1. Fully dimensioned elevations
2. Vertical dimensions on the context elevations to include cornice, porch and roof ridge heights.
3. Mechanical equipment and trash locations.
4. Detailed statement of how the project conforms to the Guidelines.