



Staff Report
City of Richmond, Virginia



Commission of Architectural Review

COA-100318-2021	Final Review	Meeting Date: 10/26/2021
Applicant/Petitioner	Amanda Seibert	
Project Description	Construct two new, two-story, single-family, semi-attached residences.	
Project Location		
Address: 2309-2311 Carrington St.		
Historic District: Union Hill		
High-Level Details: <ul style="list-style-type: none"> The applicant is proposing to construct two, three-bay, three story, single-family, semi-attached residences on a vacant lot. 2309 Carrington is proposed to be set back 3' 4" from 2311 Carrington. Each proposed residence will be 19' in width. The residences will have a single-bay, one story, covered front porch, standing seam metal roofs, and dormer windows. The materials of the new residences will consist of hardie siding, wooden doors, TPO roofing, and aluminum gutters and down spouts. 		
Staff Recommendation	Approval, with Conditions	
Staff Contact	Alex Dandridge	
Previous Reviews	<p>This application was conceptually reviewed at the August 2021 meeting. The applicant addressed the Commission's comments through the following:</p> <ul style="list-style-type: none"> - Shutters have been removed from the front façade of the building - Decorative front porch detailing has been removed - The commission had concerns about the height of the building during the conceptual review, however the architectural designs submitted to staff indicate that the building will now be about two feet taller than originally proposed. 	
Conditions for Approval	<ul style="list-style-type: none"> Staff recommends that final color specifications be submitted for administrative review and approval. 	

Staff Analysis

Guideline Reference	Reference Text	Analysis
Siting, pg. 46, #s 2-3	<p>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.</p> <p>3. New buildings should face the most prominent street bordering the site.</p>	<p>The proposed residence will be set back further than the proposed neighboring new construction and the existing buildings. While the setback does not match that of other existing buildings the established setback pattern of the Union Hill Old and Historic District is irregular on many blocks.</p> <p>The building will face the most prominent street, Carrington Street.</p>
Form, pg. 46, #s1-3	<p>1. New construction should use a building form compatible with that found elsewhere in the historic district.</p> <p>2. New residential construction should maintain the existing human scale of nearby historic residential construction in the district.</p> <p>3. New residential construction and additions should incorporate human-scale elements such as cornices, porches and front steps into their design.</p>	<p>The proposed new construction will have a building form that is generally in-keeping with the Union Hill City Old and Historic District, being attached residences with faux mansard roofs and covered front porches.</p>
Height, Width, Proportion, & Massing, pg. 47, #s1-3	<p>1. New residential construction should respect the typical height of surrounding residential buildings.</p> <p>2. New residential construction should respect the vertical orientation typical of other residential properties in surrounding historic districts.</p> <p>3. The cornice height should be compatible with that of adjacent historic buildings.</p>	<p>New construction will be taller than the surrounding residences.</p> <p>Proposed new construction will respect the vertical orientation of other residential properties in the surrounding district.</p>
New Construction, Doors and Windows, pg. 49 #3	<p>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.</p>	<p>The proposed new construction will have vertically aligned single windows on the front and side facades, and vertically aligned paired windows on the rear. There will be a main front entry door with a transom, and a rear door. Staff finds that the spacing and alignment of the windows and doors are in-keeping with the established patterns found on the block.</p>
New Construction, Materials & Colors, 2, 5, 6 pg. 53	<p>2. Materials used in new construction should be visually compatible with original materials used throughout the surrounding neighborhood.</p> <p>5. Rooftop mechanical equipment should be located as discretely as</p>	<p>The proposed new construction will utilize wooden architectural elements, hardie plank, lap siding, standing seam metal, and TPO roofing all of which are materials that are in-keeping with the district.</p>

	possible to limit visibility. In addition, appropriate screening should be provided to conceal equipment from view. When rooftop railings are required for seating areas or for safe access to mechanical equipment, the railings should be as unobtrusive as possible, in order to minimize their appearance and visual impact on the surrounding district.	<p><u>Staff recommends that final color specifications be submitted for administrative review and approval.</u></p> <p>The applicant has provided information on the location of the HVAC units. Staff finds that the HVAC units will not be minimally visible from the public right-of-way.</p>
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Figures

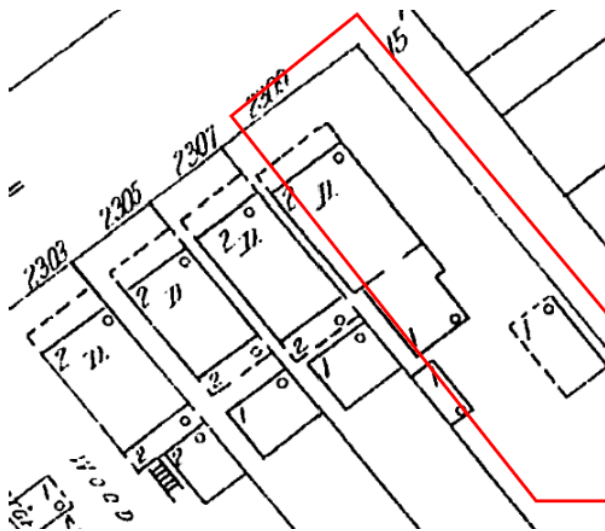


Figure 1. 1924-1925 Sanborn Map



Figure 2. Current vacant lot



Figure 3. Pink Street & Carrington Street

Figure 4. CAR-approved construction, 2317 Carrington