

4. COA-081851-2020

PUBLIC HEARING DATE

November 24th, 2020

PROPERTY ADDRESS

910-912 N. 25th Street

DISTRICT

Union Hill

APPLICANT

CCR II Holdings, LLC

STAFF CONTACT

C. Jones

Commission of Architectural Review

STAFF REPORT



PROJECT DESCRIPTION

Construct two, semi-attached, single-family residences.

PROJECT DETAILS

- The applicant proposes to construct two new, two- and three-story, semi-attached residences on a vacant lot. The proposed houses will have a partial third floor and rooftop terrace.
- The residences will each have a one-story, full-width front porch, windows with a dark trim, 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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STAFF RECOMMENDATION

APPROVE WITH CONDITIONS

PREVIOUS REVIEWS

The Commission previously reviewed this application at the October 27, 2020 meeting. The Commission primarily discussed the proposed three-story height with the applicant. The Commission expressed agreement with staff's recommendation that the height should be reduced, especially given the mid-block location, to be more compatible with the surrounding context. The Commission recommended the applicant consider relocating the outdoor space to the front of the third story. Alternatively, the Commission recommended an English basement design, which would provide the three stories with half of the first story being underground. The Commission also were generally in agreement that the modern aesthetic of the design is effective.

The applicant has responded to staff and Commission feedback by relocating the partial third story by adding a 14-foot setback.

STAFF RECOMMENDED CONDITIONS

- the applicant work with staff to reduce the mass of the partial third story by perhaps reducing the height, massing, and/or inseting it from the side elevations
- the applicant provide additional line of sight drawings from further along 25th Street
- the applicant provide final material specifications for review and approval

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>	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>3. <i>New buildings should face the most prominent street bordering the site.</i></p>	The proposed buildings face N. 25 th Street.
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>	The applicant proposes a two- and three-story, two-bay, rectangular house. Staff notes the majority of the residential buildings in the area, including the other duplexes, are two stories tall and three bays wide.
	<p>2. <i>New residential construction should maintain the existing human scale of nearby historic residential construction in the district.</i></p>	The applicant proposes a three-story building on a raised foundation. Staff finds this is one story taller than the surrounding properties.
	<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>	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.
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>	The applicant proposes a building that is three stories, approximately 24 to 34 feet from grade, in height. Staff notes that during conceptual review the Commission commented on the height of the building and recommended ways to reduce the height. The applicant has responded to Commission feedback by reconfiguring the partial third story and creating a 14-foot setback. The applicant has also selected a light color and material palette in an effort to lighten the appearance of the partial third floor. Staff acknowledges these changes will minimize the appearance of the partial third floor; however, staff remains concerned about this additional height on this mid-block lot. Staff recommends approval with the condition that <u>the applicant work with staff to reduce the mass of the partial third story by perhaps reducing the height, massing, and/or inseting it from the side elevations. Staff also recommends the applicant provide additional line of sight drawings from further along 25th Street.</u>
	<p>2. <i>New residential construction should respect the vertical orientation typical of other residential properties in surrounding historic districts.</i></p>	The applicant proposes vertically aligned openings on the façade and first bay of the side elevations. Staff notes there is a variety of window sizes and locations on the side elevations.
	<p>3. <i>The cornice height should be compatible with that of adjacent historic buildings.</i></p>	Staff notes the applicant proposes a building that is taller than the surrounding buildings. The

Materials and Colors, pg. 47, #s2-4	<i>2. Materials used in new residential construction should be visually compatible with original materials used throughout the district.</i>	applicant has responded to staff requests for a dimensioned context elevation. Staff finds the proposed materials are generally in keeping with the surrounding district and requests the applicant <u>provide final material specifications for review and approval.</u>
Mechanical Equipment, pg. 68	<i>The visual impact of new mechanical equipment should be minimized to protect the historic character of the district.</i>	The plans submitted by the applicant indicate that the HVAC units will be located in the rear of the building.

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

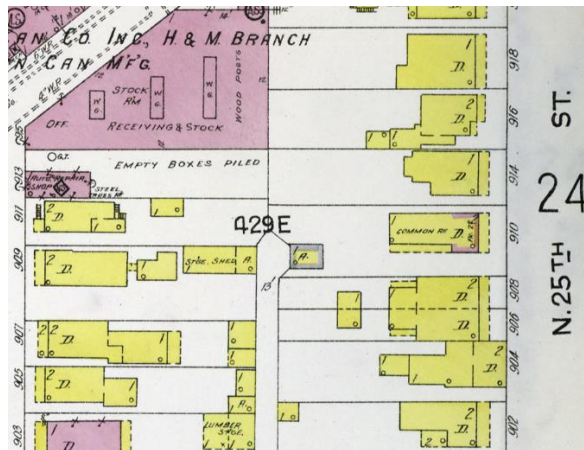


Figure 1. Sanborn Map, 1925.



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