Staff Report
City of Richmond, Virginia

Commission of Architectural Review

COA-096610-2021	**Conceptual Review**	**Meeting Date:** 8/24/2021
Applicant/Petitioner	Mark Baker – Baker Development	
Project Description	Construct a new two-story, detached, single-family residence.	
Project Location **Address**: 2307 Carrington St. **Historic District**: Union Hill		
High-Level Details: • Applicant proposes to construct a two-story, single-family, detached residence on a vacant lot. • The new residence will be traditional in design, having a front projecting bay with a front-facing gable roof, as well as two story, covered front porch with square columns and exterior doors. • Roof will be standing seam metal. • Siding will be hardie plank lap siding and other architectural elements will be painted wood.		

Staff Recommendation	**NO ACTION**
Staff Contact	Alex Dandridge, (804) 646-6569, alex.dandridge@rva.gov
Previous Reviews	None
Staff Recommendations	• Staff recommends that the applicant decrease the width of the rear portion, or add additional glazing on the visible portion from Carrington Street. • Proposed construction Staff recommends that the applicant include additional architectural elements on the eastern elevation that address the corner, such as extending the two-story covered porch from the front façade around to the side façade, terminating at the rear side projection. • Staff recommends that the location of the HVAC equipment be submitted with the final review • Staff recommends that the shutters be operable, and not fixed, and are proportionate to the windows.

Staff Analysis

Guideline Reference	Reference Text	Analysis
Siting, pg. 46,#s 2-3	*2. New residential infill construction should respect the prevailing front andside yard setback patterns of the surrounding block. The minimum setbacks evident in most districts reinforce the traditional street wall.* *3. New buildings should face the most prominent street bordering the site.*	The proposed residence will be set back further than the proposed neighboring new construction and the existing residences. While the setback does not match that of other existing residences, the established setback pattern of the Union Hill Old and Historic District is irregular on many blocks. The building will face the most prominent street, Carrington Street.
Form, pg. 46, #s1-3	*1. New construction should use a buildingform compatible with that found elsewhere in the historic district.* *2. New residential construction should maintain the existing human scale of nearby historic residential construction inthe district.* *3. New residential construction and additions should incorporate human-scaleelements such as cornices, porches and front steps into their design.*	The proposed new construction will have a front projecting bay with a front facing gable roof. The new construction will also have a two story covered front porch. Staff notes that these elements are generally not in-keeping with the Union Hill City Old and Historic District, however there is a precedent for these elements in new construction with in the district. The rear section will be wider than the front portion of the residence. Staff recommends that the applicant decrease the width of the rear portion, or add additional glazing on the visible portion from Carrington Street. Proposed construction will have a two-story, covered front porch with an entry door on the ground floor, and an exterior door onto the second story porch.
Height, Width, Proportion, & Massing, pg. 47, #s1-3	*1. New residential construction should respect the typical height of surroundingresidential buildings.* *2. New residential construction should respect the vertical orientation typical ofother residential properties in surrounding historic districts.* *3. The cornice height should be compatible with that of adjacent historicbuildings.*	New construction will generally respect the height of the surrounding buildings. Proposed new construction will respect the vertical orientation of other residential properties in the surrounding district.
New Construction, Doors and Windows, pg.49 #3	*3. The size, proportion, and spacing patterns of doors and window openings on free standing, new construction shouldbe compatible with patterns established within the district.*	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 sidelights, 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.
New Construction, Corner	*5. For residential corner properties, we strongly encourage the use of architectural elements*	Staff notes that the new construction will sit at the corner of Carrington and Pink Streets, and that the eastern elevation will be visible

Properties, #5, pg. 48	*that are typical of residential corner properties in Richmond's historic districts: porches that turn from primary to secondary elevations, corner towers, projecting bay windows, side entrances (including porticos, and shed roofs, where appropriate), side porches, lighting related to that on the primary elevation, and other similar treatments that treat the secondary corner elevation as an architecturally important elevation.*	from the main street. Staff recommends that the applicant include additional architectural elements on the eastern elevation that address the corner, such as extending the two-story covered porch from the front façade around to the side façade, terminating at the rear side projection.
New Construction, Materials & Colors, 2, 5, 6 pg. 53	*2. Materials used in new construction should be visually compatible with original materials used throughout the surrounding neighborhood.* *5. Rooftop mechanical equipment shouldbe located as discretely as 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.*	The proposed new construction will utilize wooden architectural elements, hardie plank, lap siding, and a standing seam metal roof, all of which are materials that are in-keeping with the district. Staff recommends that the location of the HVAC equipment be submitted with the final review, and that it be screened from the street and the alley.
Building Elements, Windows, Shutters, #21, pg. 70	*21. Wood shutters must be functional (mounted on hinges) and not nailed or fixed to the wall surface. Fixed shutters were often used as enclosures on historic porches. New fixed shutters may be used to enclose a portion of a historic or new porch to conceal modern additions.*	The applicant is proposing wooden shutters on the front projecting bay. Staff recommends that the shutters be operable, and not fixed, and are proportionate to the windows.

Figures

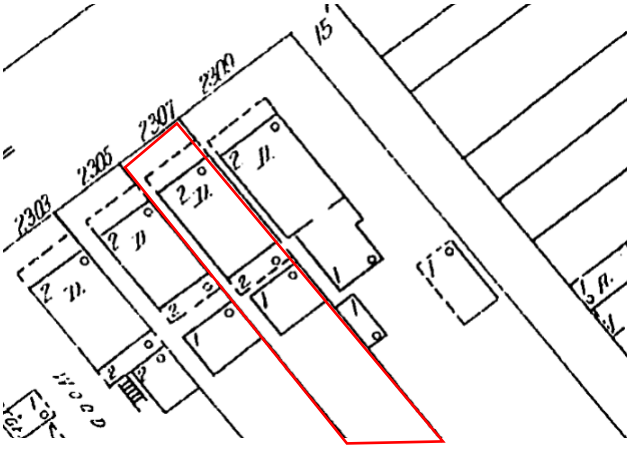

Figure 1 1924-1925 Sanborn Map

Figure 2 Current vacant lot

Figure 3. Pink Street and Carrington Street

Figure 4. New construction previously approved by CAR, 2317 Carrington Street