



Staff Report
City of Richmond, Virginia



Commission of Architectural Review

4.COA-153788-2024	Final Review Meeting Date: 9/24/2024
Applicant/Petitioner	Will Gillette, Baker Development Resources
Project Description	Construct two new, attached, three-story dwellings
Project Location	
Address 817 N. 22 nd Street	
Historic District: Union Hill	
<p>High-Level Details:</p> <p>The applicant proposes to construct two, attached dwellings on the east side of 22nd street.</p> <p>The dwellings will be three-stories in height, clad with lap siding, ranked six-over-six windows on the façade and will have a faux gable roof with dormer windows on the third story.</p> <p>The primary entrances will be recessed.</p>	
Staff Recommendation	Approval, with Conditions
Staff Contact	Alex Dandridge, alex.dandridge@rva.gov, (804) 646-6569
Previous Reviews	<p>This application was conceptually reviewed at the July 2024 meeting of the Commission. Commissioners noted that the new construction's height was taller than most historic residential development; but could be acceptable with a "tweaked design". Discussion around the overall design of the building included pushing the design farther to be more eclectic and to better address the recessed entrances. Pushing and pulling the wall plane, including a front porch, and the idea an English basement was mentioned as potential inclusions in the design.</p>
Conditions for Approval	<ul style="list-style-type: none"> • Staff recommends that the door surround be more substantial than currently proposed, and the material inside of the vestibule be different such as bead board; final design submitted for Chair and Vice Chair approval. • Staff recommends that details on any proposed fencing be submitted for Administrative Review. • Staff recommends that the downspouts be round. • Staff recommends that gutter and downspout specifications be submitted for Administrative Review and approval. • Staff recommends that the rear treated wood rails and decks be painted or opaquely stained.

Staff Analysis

Guideline Reference	Reference Text	Analysis
<p>Standards For New Construction, page 46</p>	<p><i>All new residential and commercial construction, whether in the form of additions or entire buildings should be compatible with the historic features that characterize the setting and context. To protect the context of the surrounding historic district, new construction should reference the materials, features, size, scale, proportions, and massing of the existing historic buildings in its setting.</i></p>	<p>The new construction will be located mid-block, fronting 22nd Street between Venable and Burton streets. The adjacent block of Venable Street is an intact block primarily composed of two-story, Italianate, and Victorian-influenced, detached frame dwellings. Directly to the south is the two-story, former Perkinson's Ice Cream factory that has been renovated and converted to housing. The adjacent block of Burton Street is composed of the rear yards of the dwellings fronting Venable and contains a two-story ADU and garage and utility buildings. Directly across 22nd Street is vacant land, part of which will be redeveloped with three-story dwellings recently approved by the Commission. The Perkinson Ice Cream factory, the only context building on the block face, is a two-story, stuccoed building with a recessed entry. It is set at the property line on 22nd and Burton streets.</p> <p>The new construction will be three stories in height, three bays wide, and set close to the sidewalk. In lieu of a porch, the new dwellings will have recessed entries with decorative surrounds. The dwellings will be frame, with ranked windows.</p> <p>In the last submission, the proposed buildings were a full three stories tall and had a decorative cornice -- features that referenced the neighboring buildings on Venable Street. However, three-story frame Italianate-inspired dwellings are not a common form found in Union Hill.</p> <p>The Commission suggested that the height of the buildings could be more acceptable with a different design. The applicant has revised the design to include a faux gable on the third story with dormer windows. Staff finds that this revision to the design helps to visually reduce the height of the buildings.</p>
<p>Standards For New Construction: Siting, page 46</p>	<p><i>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.</i></p>	<p>The site plan provided indicates that there will be a 10" front yard setback from the property line on 22nd Street. The application also refers to the prior development pattern for the property which was a brick commercial building set close to the street facing Venable and a series of frame and brick in-fill buildings between the corner and the factory fronting 22nd. This array of buildings was set close to the property line.</p> <p>The proposed set back pattern is consistent with the historic development pattern of the property and the remaining historic building on 22nd Street.</p>
<p>Standards For New Construction: Form, page 46</p>	<p><i>1. New construction should use a building form compatible with that found elsewhere in the historic district. Building form refers to the specific</i></p>	<p><i>Massing:</i> The proposed three-bay width is a common massing found in the district.</p>

	<p><i>combination of massing, size, symmetry, proportions, projections, and roof shapes that lend identity to a building.</i></p>	<p><i>Symmetry:</i> The new construction is symmetrical with its three-bay organization of vertically ranked windows and entries.</p> <p><i>Proportions:</i> The proposed dwellings are taller than existing historic residential and commercial buildings on this subject block in Union Hill. Most of the buildings in the surrounding blocks are two stories in height.</p> <p><i>Projections:</i> The buildings do not have any projections.</p> <p><i>Roof shapes:</i> The roof shape is not typical of historic buildings within Union Hill but has been approved on nearby new construction as a nod to the traditional gable roof with dormer windows found in the City's OHD's.</p>
<p>Standards For New Construction: Form, page 46</p>	<p><i>2. New residential construction should maintain the existing human scale of nearby historic, residential construction in the district.</i></p>	<p>As proposed, the new construction will feature human scale elements in its first story fenestration pattern and recessed entry with a decorative surround. While the dwellings are set near the sidewalk and lack a yard and front porch, typically associated with residential development in the district, the simple surround at the recessed entrances anchors the façade at a human scale.</p> <p>During the conceptual review, the Commission discussed the appropriateness of including a front porch. The applicant has kept the recessed entrance design in the plans. To better anchor this as an entrance, and have a presence on the street, <u>Staff recommends that the door surround be more substantial than currently proposed, and the material the inside the vestibule be different such as bead board, final design submitted for Chair and Vice Chair approval.</u></p>
<p>Standards for New Construction: Height, Width, Proportion & Massing, page 47</p>	<p><i>1. New residential construction should respect the typical height of surrounding residential buildings.</i></p> <p><i>2. New residential construction should respect the vertical orientation typical of other residential properties in surrounding historic districts. New designs that call for wide massing should look to the project's local district for precedent. For example, full-block-long row house compositions are rare in Richmond. New residential buildings that occupy more than one third of a block face should still employ bays as an organizational device, but the new building should read as a single piece of architecture.</i></p> <p><i>3. The cornice height should be compatible with that of adjacent historic buildings.</i></p>	<p>Most of the historic dwellings in this block of Venable Street, on both the north and south sides, are two stories in height except for two-dwellings that are set on English basements. The only remaining, adjacent, historic building on 22nd Street is two-stories in height.</p> <p>The historic dwellings on the block are three-bays wide with ranked windows on the façade. The proposed three-bay arrangement on the new construction is compatible with historic patterns in the surrounding area.</p>
<p>Standards for New Construction: Materials & Colors, page 47</p>	<p><i>2. Materials used in new residential construction should be visually compatible with original materials used throughout the district.</i></p>	<p>The new dwellings will be clad in horizontal siding, which generally resembles other types of horizontal siding found within the district.</p>

		<p>The foundations will be parged and painted tan/gray, trim and soffits will be composite, exterior doors will be wooden, windows will be aluminum clad wood, the roof will be standing seam metal on the façade and TPO on the remainder, front rails will be Richmond Rail, and the rear deck and railings will be treated wood.</p> <p>Windows will have a six-over-six pane configuration with simulated divided lights. Staff recommends that final window specifications be submitted for administrative review and approval.</p> <p>Gutter and downspout information was not provided in the application. <u>Staff recommends that the downspouts be rounded. Staff recommends that gutter and downspout specifications be submitted for administrative review and approval. Staff recommends that the rear treated wood rails and decks be painted or opaquely stained.</u></p>
Standards For New Construction: Doors and Windows, page 56	2. The size, proportion and spacing patterns of door and window openings on free-standing new construction should be compatible with patterns established in the district.	The dwellings will have single, ranked windows in a three-bay arrangement on the façade. The north elevation is the only elevation that will be largely visible. Staff finds that the fenestration pattern is generally in keeping with the pattern found in the district.
Site improvements and hardscaping		Based on the site plan submitted in the application, the dwelling will be set close to the property line and there will be recessed entrances and a single step to the sidewalk. <u>Staff recommends that information on the proposed material treatment of recessed entrance and steps be submitted for Administrative Review and approval.</u>
Standards for New Construction, Residential, Fences & Walls, pg. 51	<p>1. Fence, wall, and gate designs should reflect the scale of the historic structures they surround, as well as the character of nearby fences, walls, and gates.</p> <p>2. Fence, wall, or gate materials should relate to building materials commonly found in the neighborhood.</p> <p>3. Privacy fences along the side and rear of a property should be constructed of wood of an appropriate design. Privacy fences are not appropriate in front of a historic building.</p>	<p>The context elevation provided appears to indicate that a board fence will be installed along 22nd Street between the new dwelling on Venable Street and the proposed new dwellings at 817 N. 22nd Street. <u>Staff recommends that details on any proposed fencing be submitted for Administrative Review.</u></p> <p>The proposed fencing will screen the trash receptacles.</p>

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. 2201 Venable Street, ca. 1880s commercial building demolished in 1977. The infill along 22nd Street to the factory building is visible.

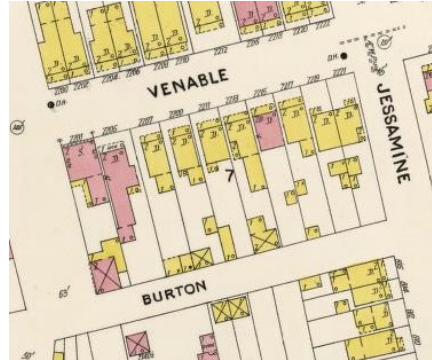


Figure 2. 1905 Sanborn Map



Figure 3. 1952 Sanborn Map



Figure 4. Northeast corner of N. 22nd Street and Cedar Street.



Figure 5. Southeast corner of Venable Street and N. 22nd Street.



Figure 6. Southeast corner of Venable Street and N. 22nd Street.