

## 8. COA-042472-2018

PUBLIC HEARING DATE

October 23, 2018

PROPERTY ADDRESS

807-809 North 24<sup>th</sup> Street

DISTRICT

Union Hill

# Commission of Architectural Review

STAFF REPORT



APPLICANT

Project Homes

STAFF CONTACT

Carey L. Jones

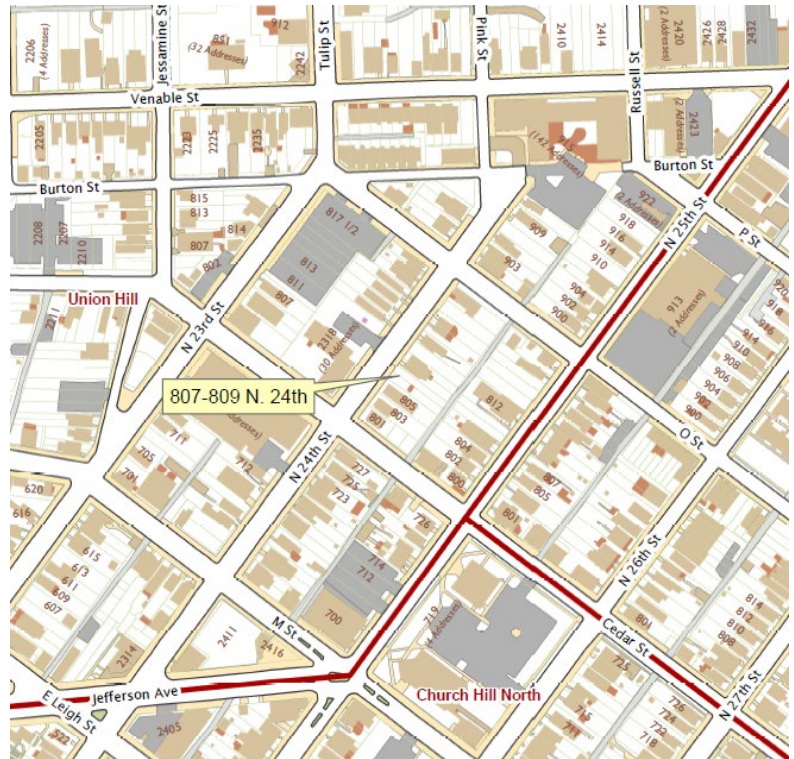
### PROJECT DESCRIPTION

**Construct a new, semi-attached, two-family dwelling on two vacant lots.**

### PROJECT DETAILS

The applicant proposes to construct two semi-attached, two-story, two-bay single dwellings each with a one-story, full-width porch. The homes will have a sloped roof and raised foundation. The façade will face North 24<sup>th</sup> Street and will feature a single door and a single, two-over-two window on the first floor and vertically aligned two-over-two windows on the second floor. Decorative details on the façade include a one-story, full-width porch supported by wood or fiberglass turned posts and a bracket and panel cornice detail.

The side elevations will contain single and one set of paired windows of various sizes. The windows appear to be horizontally and for the most part, vertically aligned. The first floor of the rear elevation will have a single door on the inner bays and a single, one-over-one window on the outer bays. The second story will have a pair of two-over-two windows. The rear elevation will also have a one-story porch supported by brick piers and fiberglass turned posts. The applicant proposes to install the HVAC unit at the rear of the property.



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### Proposed materials include:

Prefinished standing seam on the front porch, white TPO on the main roof, and dimensional asphalt shingles on the rear porch. The exterior will be clad in smooth, unbeaded fiber cement siding in Timber Bark (807) and Autumn Tan (809). The vertical corner boards will be PVC trim in white. The foundation will be concrete masonry blocks clad in brick. The applicant proposes to use Anderson Silverline, two-over-two vinyl windows with simulated divided lites. The proposed doors will be fiberglass, two-panel, with half-lite and transom or four panel metal. The cornice and dentils will be high density polyurethane.

Both porches will be supported by brick piers, and have wood or vinyl Richmond Rail painted white. The porch floors will be AZEK 3.25" tongue and groove composite in grey. The steps for both porches will be wood with PVC risers.

**Site improvements:** Six-foot, six-inch wood fence and one concrete parking pad at the rear of the property.

**CONCEPTUAL REVIEW**

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 46-47 of the Richmond Old and Historic District Handbook and Design Review Guidelines utilizing the Guidelines presented below.

**Surrounding Context:** The property was originally developed with a semi-attached, two-story, two-bay dwelling. 809 North 24<sup>th</sup> Street was demolished over twenty years ago while 807 North 24<sup>th</sup> Street was still extant in 2017. The surrounding block is mostly developed with a mix of historic residential buildings and recent residential construction. The buildings are mostly frame, two-story, detached or semi-attached dwellings. At the O Street end of the block is a two-story, masonry mixed use ground floor commercial building. At the Cedar Street end of the block is a two-story masonry building, with multiple additions that face North 24<sup>th</sup> Street. Recently constructed buildings on the block include three ca. 2007 residential buildings across the street at 814, 816, 818, and 820 and the adjacent ca. 2015 building at 805 North 24<sup>th</sup> Street.

**STAFF COMMENTS**

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

- Dimensioned context site plan
- Dimensioned context elevation
- Dimensioned floor plan
- A detailed statement of how the project conforms to the *Guidelines*
- Clarification on materials between the written description and site plans
- A window that meets the Commission *Guidelines*

**STAFF ANALYSIS**

Siting, pg. 46, #s2-3	<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>	A site plan is needed to confirm that the new construction will align with the face of the adjacent houses.
	<p><i>3. New buildings should face the most prominent street bordering the site.</i></p>	The structure faces North 24 <sup>th</sup> Street, the prominent street for this lot.
Form, pg. 46 #s1-3	<p><i>1. New construction should use a building form compatible with that found elsewhere in the historic district.</i></p>	The project utilizes elements found on structures nearby including a two-bay façade, sloped roof, and a one-story, full width front porch.
	<p><i>2. New residential construction should maintain the existing human scale of nearby historic residential construction in the district.</i></p>	The proposed project is two stories in height and maintains the existing scale of the surrounding buildings.
	<p><i>3. New residential construction and additions should incorporate human-scale elements such as cornices, porches and front steps into their design.</i></p>	The proposed project incorporates human-scale elements including front porches, front steps and a decorative cornice.
Height, Width, Proportion, &	<p><i>1. New residential construction should respect the typical height of surrounding residential buildings.</i></p>	The proposed project appears to be similar in width and height to houses in the surrounding area.

<p>Massing, pg. 47, #s1-3</p>	<p>2. <i>New residential construction should respect the vertical orientation typical of other residential properties in surrounding historic districts.</i></p> <p>3. <i>The cornice height should be compatible with that of adjacent historic buildings.</i></p>	<p>The project façade also maintains the vertical alignment and symmetry of surrounding buildings.</p> <p>The porch and cornice heights appear to be compatible with the adjacent buildings.</p>
<p>New Construction, Doors and Windows, pg. 56 #4</p>	<p><i>Because the material cannot be manufactured to model effectively the appearance of historic windows, vinyl windows are not appropriate for contributing buildings in historic districts.</i></p>	<p>Vinyl is not an approved material for use in City and Old Historic Districts, staff recommends the applicant submit a window that meets the Commission <i>Guidelines</i>.</p>
<p>Materials and Colors, pg. 47, #2-4</p>	<p>2. <i>Materials used in new residential construction should be visually compatible with original materials used throughout the district.</i></p> <p>3. <i>Paint colors used should be similar to the historically appropriate colors already found in the district.</i></p> <p>4. <i>Synthetic siding materials with a smooth, untextured finish may be allowed in limited cases, but approval by the Commission is always required.</i></p>	<p>The plans call for either wood or synthetic materials. Staff recommends wood or paintable composite materials be used, not the vinyl proposed for some architectural details (risers, railings, etc.).</p> <p>The proposed paint colors appear to meet the <i>Guidelines</i> for paint colors.</p> <p>Staff recommends clarification on the door material for the final application.</p>
<p>Porches and Porch Details, pg. 49 #5</p>	<p><i>Porch roofs are encouraged to utilize standing- or flat-lock metal seam roofs that are hand-seamed, or closely approximate handseaming. Seams that, in section, are large, rectangular seams, reminiscent of pre-formed seams utilized on prefabricated industrial or commercial structures, are not acceptable. Membrane roofs are acceptable substitutes for flat-lock seamed metal roofs.</i></p>	<p>The plans calls for asphalt shingles on the rear porch roof. Staff recommends this roof should be metal or TPO as specified in the <i>Guidelines</i>.</p>
<p>Decks, pg. 51 #4</p>	<p><i>Deck sub-decking should be screened with wood lattice work or with brick piers.</i></p>	<p>Staff also recommends lattice between the porch piers as specified in the <i>Guidelines</i>.</p>



FIGURES

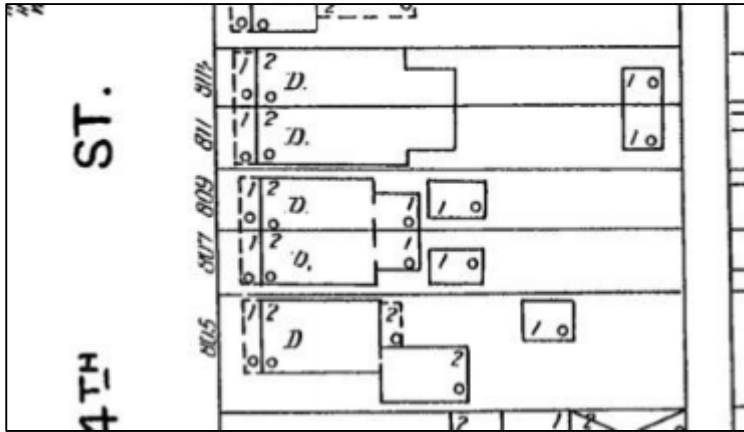


Figure 1. 1905 Sanborn Map.



Photograph 1. 807-809 N. 24th Street, ca. 1977.

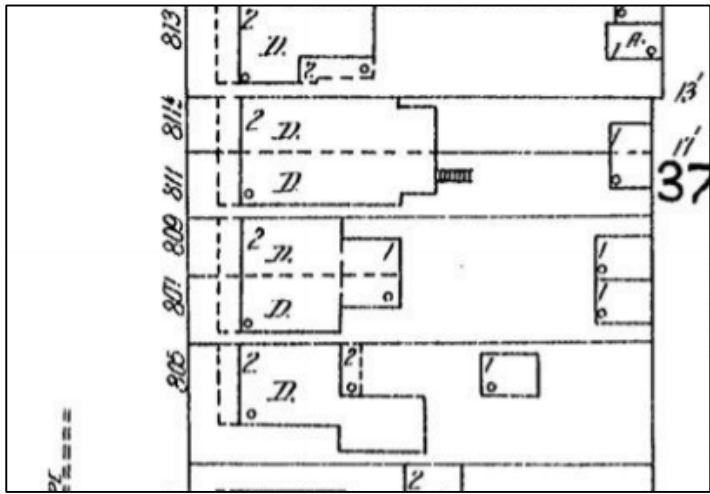


Figure 2. 1925 Sanborn Map.



Photograph 2. 807-809 North 24th Street, ca. 1993.