

**COMMISSION OF ARCHITECTURAL REVIEW
STAFF REPORT
September 25, 2018 Meeting**

7. **COA-41509-2018** (M. Jarreau)

**804 North 22nd Street
Union Hill Old and Historic District**

Project Description: **Construct a new single family dwelling.**
Staff Contact: **C. Jones**

Proposal: The applicant requests a Certificate of Appropriateness for the construction of a new detached single family dwelling on a partially vacant lot in the Union Hill Old and Historic District. Construction of the building will require a special use permit to split the existing lot. The applicant proposes to construct a two-story frame dwelling with a 3-bay composition. The proposed building will have a minimally sloped shed roof, be clad in hardie plank lap siding, and sit on a parged foundation. Exterior details will include a 1-story, 3-bay, full-width front porch with a dentil molding. On the east facing façade fenestration will include a single, side entry wood door, and vertically aligned, 2/2, double hung windows. On the south (left) elevation the first bay will have a set of 2/2 windows on the first and second stories. Each story of the middle bay will have a single differently sized 2/2, window. A single entry door will also be located on the middle bay. Fenestration on the rear elevation will also feature consistently sized and located windows. The north (right) side elevation will not feature any openings.

Surrounding Context: The subject block contains a mix of historic residential buildings, more recent construction, and vacant lots. There are two buildings on the even side of North 22nd Street: a 2-story frame house and a two-story, concrete block, four-unit apartment building. The remaining lots on the even side of the block are vacant, one of which is paved and used for parking. On the odd side of North 22nd Street is the side elevation for the house at 2200 Cedar Street.

Previous Reviews: The Commission conceptually reviewed the application at the August 28, 2018 meeting and in general was supportive of the project. Commission members did raise questions about the shape of the lot and suggested a side entry porch to respond to the lot's unique shape.

Changes to the Plans: The applicant has modified the project as follows in response to concerns raised during the conceptual review:

- The entry porch on the rear has been relocated to the left elevation to create a side entry porch.
- The fenestration pattern on the left elevation is horizontally and vertically ranked.
- The fenestration pattern on the rear elevation now features full-height, vertically and horizontally ranked windows.

The applicant is seeking **Final Review** for this project. Commission staff reviewed the project through the lens of the “Standards for New Construction: Residential” on pages 46-51 of the *Richmond Old and Historic District Handbook and Design Review Guidelines* and the checklist below.

S=satisfies

D=does not satisfy

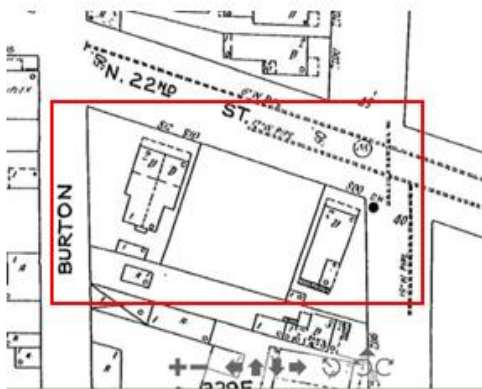
NA=not applicable

S **D** **NA**

New infill construction should respect the prevailing front and side yard setback patterns in the surrounding district

The front yard setback is shown as 12'-9" which will match the building at 800 North 22nd Street. The applicant has submitted a site plan which notes the front of the new construction, both the building and the porch, will align with the face of the adjacent house at 800 N 22nd Street.

The historic pattern for the block is shown below.



1925, republished 1952, Sanborn Map of the 800 block of North 22nd Street

New buildings should face the most prominent street bordering the site

The structure addresses North 22nd Street.

New construction should use a building form compatible with that found elsewhere in the district.

The project utilizes elements found on structures nearby including a 3-bay façade, shed roof, a full-width front porch, and two-story height.

New construction should incorporate human-scale elements such as cornices, porches and front steps.

The proposed project incorporates human-scale elements including front porches, front steps and a cornice.

New construction should respect the typical height of surrounding buildings

The typical heights of the surrounding buildings are two stories. The proposed structure is also two stories and a consistent height with 800 N. 22nd Street.

- New construction should respect the typical width, organization of bays, vertical alignment and symmetry of surrounding buildings.**

The proposed project is similar in width to houses in the surrounding area. The project façade also maintains the vertical alignment and symmetry of surrounding buildings. The stepped section is similar to the building form found across 22nd Street at 2200 Cedar Street. The proposed windows on the front, left side, and rear elevations are vertically aligned and symmetrically placed which is consistent with patterns in the district. There are no openings planned for the right elevation. The side door on the left elevation is horizontally aligned with the windows on this elevation.

- The size, proportion, and spacing patterns of doors and window openings should be compatible with patterns established in the district.**

The fenestration pattern on the rear elevation has been altered to remove a door. Staff finds that the fenestration pattern is compatible with patterns in the district.

- Porch and cornice heights should be compatible with adjacent buildings**

The porch and cornice heights appear to be compatible with the adjacent building at 800 North 22nd Street.

- Materials used in new construction should be visually compatible with original materials used throughout the district. Vinyl, asphalt, and aluminum siding are not permitted.**

The submitted details include materials that are visually compatible with the original materials used throughout the district including a parged foundation, hardieplank siding and trim, TPO membrane on the main roof, EPDM for the front porch, solid wood doors, and fiberglass porch columns. Staff finds that these materials are appropriate for this district.

The applicant proposes to use asphalt shingles on the mansard roof. Consistent with the Guidelines for new construction, staff recommends the applicant use a standing- or flat-lock hand-seamed metal roof or a membrane roof (pg. 49, Porches and Porch Details, #5).

The applicant proposes to use four, double-hung, two-over-two, Plygem 300 windows and three fixed Plygem 300 windows. Staff believes this window does not meet the Commission Guidelines and recommends the window materials be submitted for administrative review and approval.

The applicant has not provided information about the exterior color. Staff recommends the applicant submit the proposed exterior colors to staff for administrative review and approval.

Staff recommends approval of the project with conditions. Staff finds the proposed project responded to the Commission's concerns and is a building form compatible with the historic and new structures in the district and on the subject block. Staff recommends approval of the application as submitted with the following conditions:

- The applicant use a standing- or flat-lock hand-seamed metal roof or a membrane roof for the mansard roof.
- The applicant use wood, or an aluminum clad wood, window to be submitted for staff administrative review and approval.
- The applicant submit the exterior colors for staff administrative review and approval.

It is the assessment of staff that, with the acceptance of the stated conditions, the application is consistent with the Standards for New Construction outlined in Section 30.930.7(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 code.