

# 11. COA-057041-2019

PUBLIC HEARING DATE

July 23<sup>rd</sup>, 2019

PROPERTY ADDRESS

918 N 25<sup>th</sup> Street

DISTRICT

Union Hill

# Commission of Architectural Review

## STAFF REPORT



APPLICANT

Maggie Walker Community Land Trust

STAFF CONTACT

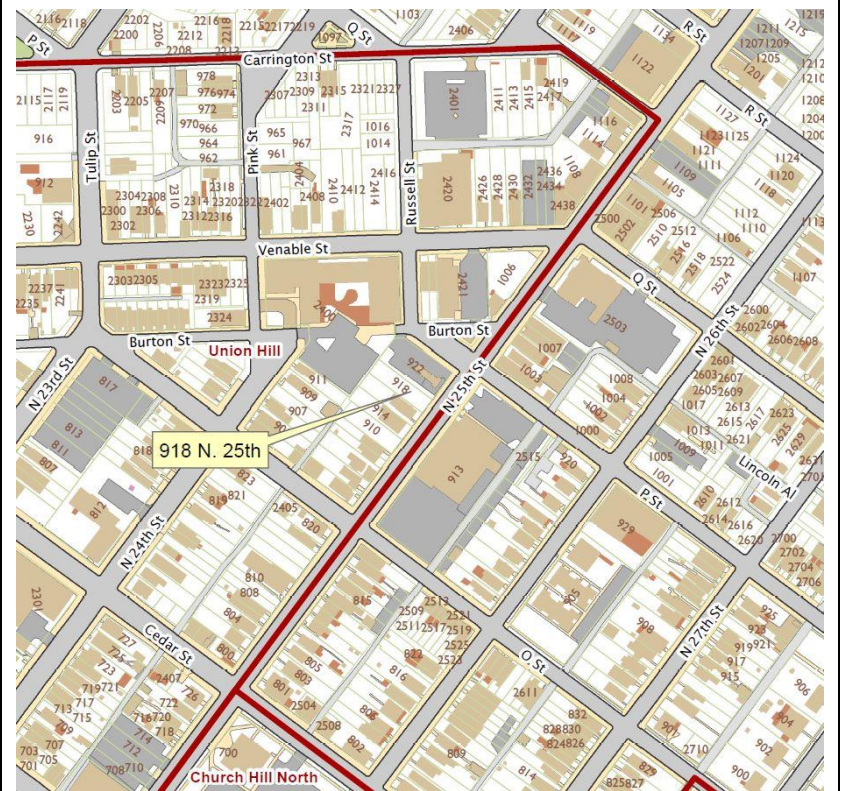
C. Jones

### PROJECT DESCRIPTION

**Construct a new single-family detached residence on a vacant lot.**

### PROJECT DETAILS

- The applicant proposes to construct a new single-family house on a vacant lot.
- The proposed residence is two stories in height and three bays wide.
- Proposed materials include smooth architectural shingles for the roof, smooth hardiplank siding, and a masonry foundation with a brick veneer.
- The applicant proposes to use vinyl 2/2 windows, PVC railings, and fiberglass doors.
- Decorative details include a one-story, full-width porch and a cornice line with panels and corbels.



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## 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" on pages 44, and 46-56 of the Richmond Old and Historic District Handbook and Design Review Guidelines utilizing the Guidelines presented below.

### PREVIOUS REVIEWS

The Commission has not previously reviewed this application.

### SURROUNDING CONTEXT

The area surrounding the project location is primarily residential and commercial in character. North 25<sup>th</sup> Street forms the eastern boundary of the Union Hill City Old and Historic District and only the west side of the street is included in the district boundaries. To the north is a one-story masonry commercial building, planned for rehabilitation, and to the south is a combination of freestanding and semi-attached residential buildings. On the adjacent lot to the south is a 2-story frame house with a 1-story full-width porch. Other residential buildings on the

block include a 1-story frame house, two 2-story frame houses, and a pair of semi-attached frame houses, all of which are three bays wide with a 1-story, full-width porch. The house at 904 N. 24<sup>th</sup> Street is built to the edge of the sidewalk and, as such, has a flat façade and lacks a porch.

**STAFF SUGGESTIONS**

- The applicant reconsider and simplify the cornice and roof line to be more consistent with those in the surrounding area.
- The windows on the first story be taller than the windows on the second story.
- The applicant consider a 1/1 window instead of a 2/2 window.
- The applicant consider a window on the second story first bay on both elevations; and horizontally and vertically align the visible windows on the north elevation.
- The applicant revise the material specifications to be consistent with the Guidelines, including the roof and window materials.

**STAFF REQUESTS THE APPLICANT PROVIDE THE FOLLOWING FOR FINAL REVIEW:**

- Specifications for the proposed materials and windows
- Dimensioned elevations
- The location of the HVAC equipment
- Any plans for regrading and/or construction of a retaining wall

**STAFF ANALYSIS**

Siting, pg. 46, #s2-3	<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>	Based on the site plan submitted by the applicant it appears the face of the proposed building will align with the residential building at 916 N. 25 <sup>th</sup> Street.
	<i>3. New buildings should face the most prominent street bordering the site.</i>	The proposed building faces North 25 <sup>th</sup> Street.
Form, pg. 46 #s1-3	<i>1. New construction should use a building form compatible with that found elsewhere in the historic district.</i>	The proposed building will be 2 stories in height and rectangular in form. Staff finds that this is compatible with the surrounding buildings.
	<i>2. New residential construction should maintain the existing human scale of nearby historic residential construction in the district.</i>	The proposed building will have a 1-story porch and window openings on each story. Staff finds these features maintain the human scale of the district.
	<i>3. New residential construction and additions should incorporate human-scale elements such as cornices, porches and front steps into their design.</i>	The proposed building has a decorative cornice line, a full-width front porch, and a set of front stairs. Staff finds that the decorative cornice line appears to be more substantial than those found on the surrounding buildings. Staff recommends the applicant reconsider the cornice line to be more consistent with those in the surrounding area or remove it.
Height, Width, Proportion, & Massing, pg. 47, #s1-3	<i>1. New residential construction should respect the typical height of surrounding residential buildings.</i>	Staff finds the building height is compatible with the surrounding buildings. However, the cornice line and pitched roof appear to be taller than the adjacent property and staff recommends the application reconsider the cornice line and utilize a lower roof form.
	<i>2. New residential construction should respect the vertical orientation typical of other residential properties in surrounding historic districts.</i>	The applicant has proposed vertically aligned windows. Staff finds this is in keeping with the surrounding residential properties.

	<p><i>3. The cornice height should be compatible with that of adjacent historic buildings.</i></p>	<p>As mentioned above, the substantial cornice line appears to be taller than the surrounding residential properties. Staff also notes that there is one building at the end of the block with a false mansard, though this is not a typical form found in the district. Staff further notes that if the roof line is lowered and the cornice reduced, this would also eliminate the need for asphalt shingles.</p>
<p>Materials and Colors, pg. 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>As noted above, the applicant indicates the use of shingles on the visible sections of both the front roof and the porch roof. Staff notes that asphalt shingles are not permitted for use in City Old and Historic Districts. Staff requests the applicant submit specifications of the windows for final review.</p>
<p>New Construction, Doors and Windows, pg. 49</p>	<p><i>3. The size, proportion, and spacing patterns of doors and window openings on free standing, new construction should be compatible with patterns established within the district.</i></p>	<p>The applicant has not provided dimensioned elevations; however, staff recommends the windows on the first story be taller than the windows on the second story to be in keeping with the historic fenestration patterns found in the district. Staff also recommends the applicant consider a 1/1 window instead of a 2/2 window. Staff further recommends the applicant consider a window on the second story first bay on both elevations and the visible windows on the north elevation be horizontally and vertically aligned.</p>
<p>New Construction, Porches and Porch Details, pg. 49</p>	<p><i>5. 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>Staff recommends the applicant utilize a flat-lock metal seamed roof or a membrane roof for the front porch.</p>
<p>Mechanical Equipment, pg. 68</p>	<p><i>The visual impact of new mechanical equipment should be minimized to protect the historic character of the district.</i></p>	<p>Staff requests the applicant submit the location of the HVAC equipment for final review.</p>
<p>Building and Site Accessibility, pg. 79</p>	<p><i>Regrading is any adjustment made to the slope or land leading up to any exterior entrance to a property.</i></p>	<p>Staff notes that the site is elevated and requests additional information about any proposed regrading or necessary retaining walls.</p>

FIGURES



Figure 1. 918 North 25th Street



Figure 2. Odd side of North 25th Street, looking northeast, outside of district



Figure 3. Even side of North 25th Street, looking southwest



Figure 4. North 25th Street, looking north