

16. COA-079731-2020

PUBLIC HEARING DATE

October 27, 2020

PROPERTY ADDRESS

605 North 21st Street

DISTRICT

Union Hill

APPLICANT

S. Blackburn



Commission of Architectural Review

STAFF REPORT

STAFF CONTACT

C. Jeffries

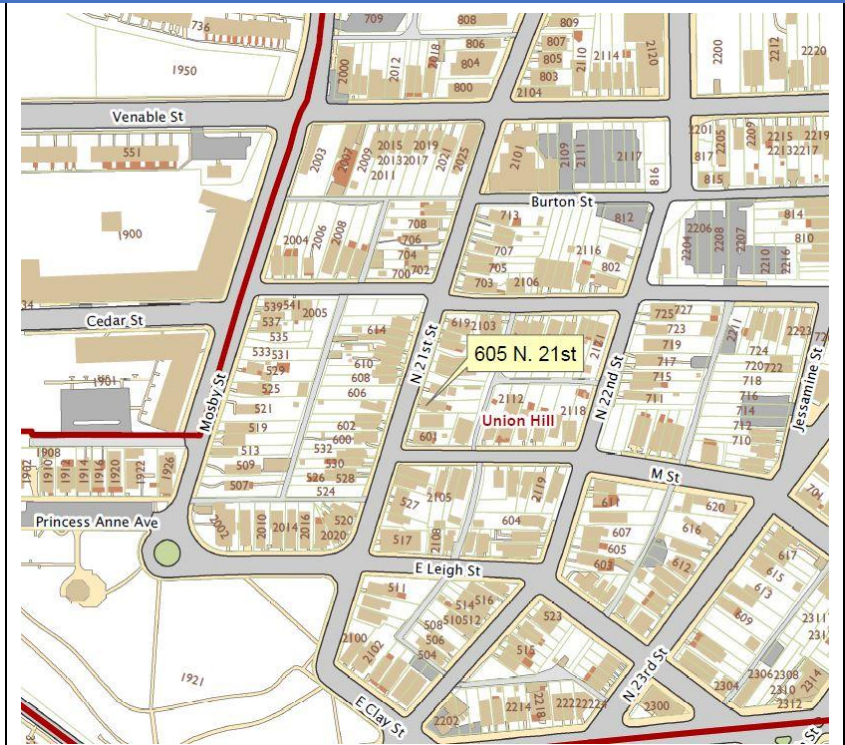
PROJECT DESCRIPTION

Construct a rear, two-story, accessory dwelling unit.

PROJECT DETAILS

There is a two-story, single family frame Greek Revival residence on the property. The applicant requests review and comment on the construction of a new outbuilding two stories in height, approximately 28' by 17'6", with a shed roof.

- The roof will be 21'-2" at its highest point.
- Proposed exterior materials include white TPO, fiber cement siding, vinyl windows, a wood garage door, and a concrete slab foundation.
- Colors will match the primary residence.
- The alley-facing elevation will feature three evenly spaced double hung windows on the second floor and a garage door beside an entrance door on the first floor.
- Proposed fenestration on the sides includes double hung windows and a small slider window.



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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: Residential" on pages 44, and 46-47 of the Richmond Old and Historic District Handbook and Design Review Guidelines utilizing the Guidelines presented below.

STAFF COMMENTS

- The height of the garage should be reduced.
- A wood or aluminum clad wood window should be used.
- Staff suggests submittal of the following for final review:
 - A detailed statement of how the project conforms to the Guidelines
 - Window specifications that meet the Commission Guidelines

STAFF ANALYSIS

New Construction, Residential Outbuildings, pg. 51, #s1-3

1. Outbuildings, including garages, sheds, gazebos and other auxiliary structures, should be compatible with the design of the primary building on the site, including roof slope and materials selection.

The applicant has submitted information about the materials indicating the proposed exterior materials are compatible with the materials of the main house. The proposed shed roof is different from the gable roof of the main building, but is compatible with other outbuildings found throughout the district.

2. Newly constructed outbuildings such as detached garages or tool sheds should respect the siting, massing, roof profiles, materials and colors of existing outbuildings in the neighborhood.

The proposed secondary building is located at the rear of property. It utilizes a roof form and materials found on other secondary resources in the district.

3. New outbuildings should be smaller than the main residence and be located to the rear and/or side of the property to emphasize that they are secondary structures.

While the mass of the proposed secondary building is smaller than the primary resource, staff is concerned that it appears to be similar in height. Sanborn maps do not indicate the presence of an outbuilding on the site historically, and staff recommends that the height of the building be reduced. Staff also notes that historically there were two-story secondary buildings present on the block, though the majority were one-story.

Materials and Colors, pg. 47, #2

2. Materials used in new residential construction should be visually compatible with original materials used throughout the district.

The proposed exterior materials are compatible with the existing primary building on the property, with the exception of the proposed vinyl windows. As vinyl windows are not permitted within City Old and Historic Districts, staff recommends a wood or aluminum clad wood window be used.

New Construction, Doors and Windows, pg. 56, #2

2. The size, proportion, and spacing patterns of door and window openings on free standing new construction should be compatible with patterns established within the district.

Staff finds the fenestration patterns are consistent with buildings found throughout the district.

IMAGES

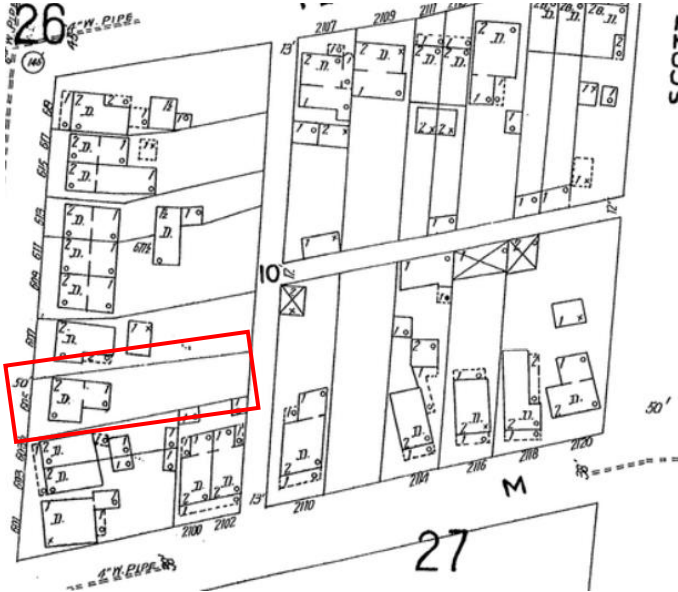


Figure 1. Subject block, Sanborn Map 1905



Figure 2. Subject block, Sanborn Map 1950



Figure 3. View of rear of property from alley.



Figure 4. New construction outbuildings on the subject block.