

7. COA-050176-2019

PUBLIC HEARING DATE

March 26, 2019

PROPERTY ADDRESS

807-809 North 24th Street

DISTRICT

Church Hill North

Commission of Architectural Review

STAFF REPORT



APPLICANT

Project: HOMES

STAFF CONTACT

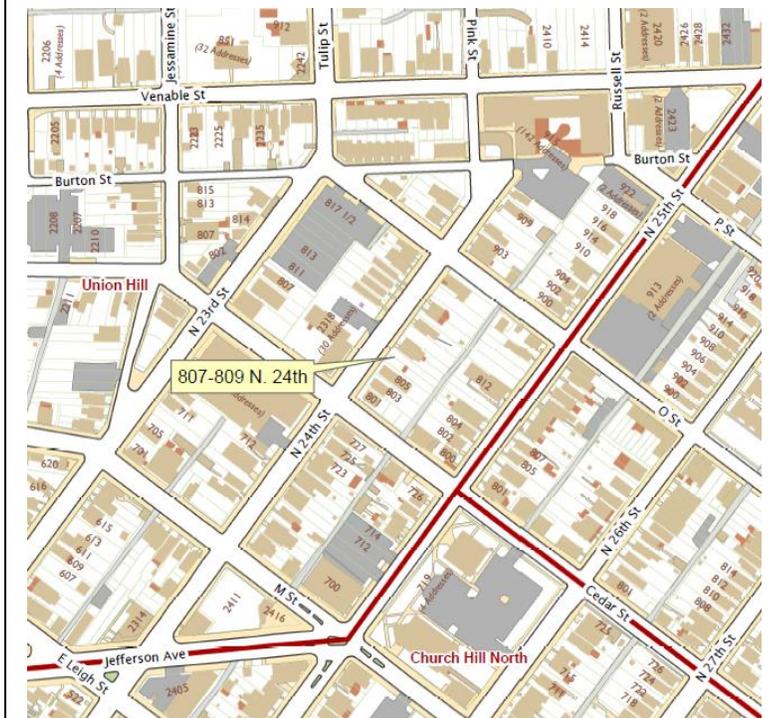
C. Jones

PROJECT DESCRIPTION

Construct two new, single-family attached residences.

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 houses will have a sloped roof and raised foundation. Fenestration includes 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 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 vertically aligned on the first bay of the side elevations. 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.
- Proposed materials include: prefinished standing seam or TPO 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 has indicated the use of wood or aluminum clad wood windows. The trim pieces will be a synthetic wood with PVC wrapped porch columns.



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STAFF RECOMMENDATION

APPROVE WITH CONDITIONS

PREVIOUS REVIEWS

The Commission reviewed this project at the conceptual level at the October 23, 2018. In general, the Commission was in favor of the project. The Commission did comment that the windows on the proposed construction are not evenly centered, are not properly spaced, and are made of PVC. The Commission encouraged the applicant to bring a sample of the proposed PVC window for their review. The Commission also suggested that the applicant align the cornice brackets with the window jambs.

The applicant has responded to Commission feedback and has realigned the windows and cornice brackets.

STAFF RECOMMENDED CONDITIONS

- The applicant submit the following for staff review and approval:
 - The bracket locations be revised on the building permit plans.
 - A specification sheet for a window that meets the Commission *Guidelines*
 - Revised porch detail materials

STAFF ANALYSIS

Height, Width, Proportion, & Massing, pg. 47, #s1-3

2. New residential construction should respect the vertical orientation typical of other residential properties in surrounding historic districts.

The applicant has revised the façade elevation and has revised the bracket locations. Staff finds the brackets are not aligned with the windows. Staff requests the applicant reflect this change on the building permit plans.

Staff notes that the applicant has revised the side elevations to align the windows on the first bays.

New Construction, Doors and Windows, pg. 56 #4

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.

Vinyl is not an approved material for use in City and Old Historic Districts, staff recommends the applicant submit details for a window that meets the Commission *Guidelines*.

Materials and Colors, pg. 47, #2-4

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

The plans call for synthetic materials for the decorative details on the porch. Staff recommends wood or paintable composite materials be used, not the vinyl proposed for some porch details. Staff requests revised materials be submitted to staff for review and approval.

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

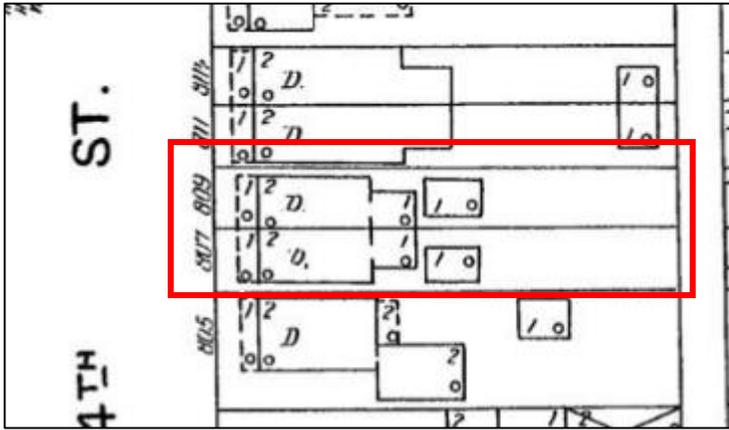


Figure 1. 1905 Sanborn Map.

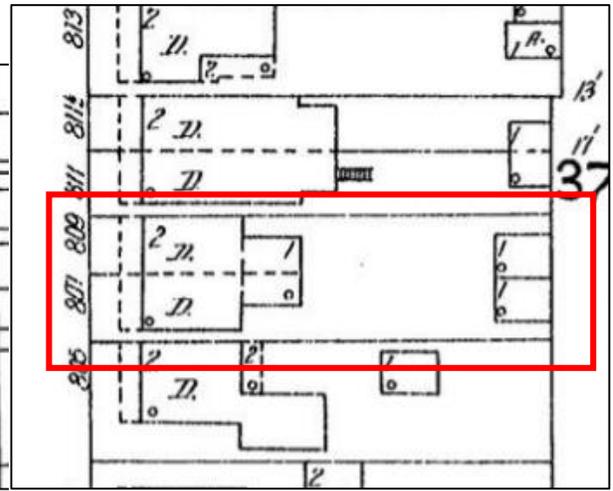


Figure 2. 1925 Sanborn Map.



Figure 3. 807-809 North 24th Street.



Figure 4. 807-809 North 24th Street.