



- The 3-story portion has been removed. The proposed project is a single 2-story structure.
- The proposed façade is 4-bay and spans the width of the lot. The applicant is proposing a full façade porch.
- The structure is clad in a brick in a color to match the adjacent historic structure.

In addition to the changes to address the Commission’s concerns, the applicant has altered the north elevation to include a handicap ramp and full lite doors to the individual units with transoms above and awnings over the entrances. The proposed project maintains parking and trash at the rear and the mechanical equipment in the side yard to the south to be screened by a short picket fence.

The applicant is seeking **Final Approval** for this project. Commission staff reviewed the two, new buildings through the lens of the “Standards for New Construction: Residential” on pages 44 and 45 of *the Richmond Old and Historic District Handbook and Design Review Guidelines* utilizing 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 building aligns with the structure to the north.

        **Where the adjoining buildings have different setbacks, the setback for the new building should be based on the historical pattern for the block**

Though a context site plan showing the setback of the structure across the alley was not provided, it appears that the adjacent structures have similar setbacks therefore this guideline does not apply.

        **New buildings should face the most prominent street bordering the site**

The structure addresses North 21<sup>st</sup> Street.

        **New construction should use a building form compatible with that found elsewhere in the district. Form refers to the combination of massing, size, symmetry, proportions, projections and roof shapes that lend identity to a building.**

The applicant has revised the plans to eliminate the incompatible unrelated rear wing. The proposed two story structure with its symmetrically façade, relatively flat roof, and vertically ranked windows is compatible with residential structures in the district. Additionally, the building footprint is in keeping with structures on the west side of North 21<sup>st</sup> Street.

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

The proposed project incorporates human-scale elements including a cornice, front and rear porches, and front steps as part of the project.

- New construction should respect the typical height of surrounding buildings**

The typical height of the surrounding buildings is 2 to 2 ½ stories. The proposed structure is 3 stories. The applicant has attempted to minimize the impact of the height by locating the taller portion of the building at rear of the project over 55 feet from the street.

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

The proposed project does maintain the vertical alignment and the symmetry of the surrounding buildings. While the residential structures on the block are organized in 3-bays which is different than the proposed 4-bay composition, staff supports the 4-bay composition as it allows the building to span the entire lot for the façade which is consistent with structures in the District and was encouraged by the Commission.

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

The proposed windows are vertically aligned and symmetrically placed the windows on the façade and the rear which is consistent with patterns in the district. While the openings on the north elevation will be minimally visible from the public right of way, the windows on the south elevation will be visible from North 21<sup>st</sup> Street and the adjacent side alley. Staff recommends these windows be vertically aligned which would require altering the placement of the first and second story windows closest to North 21<sup>st</sup> Street on the south elevation.

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

The porch and cornice heights relate to those of the adjacent structure to the north.

- 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 applicant has revised proposed plans to clad the building with brick which is more appropriate on the subject block. As some details regarding the building materials were not included staff recommends the approval be conditioned on the following:

- Details of the proposed railing system be submitted to staff for review and approval to ensure the connections are appropriate and the material conveys the appearance of wood.

- The windows be true divided lite or simulated divided lite to include interior and exterior muntins and a spacer bar.
- The fences screening the mechanical equipment be painted or opaquely stained.
- The description of the front porch roof material is not consistent on the application materials. Staff recommends the roof be black or grey membrane or flat lock metal.

**Staff recommends approval of the project with conditions.** The proposed infill project appears generally to be in keeping with the Standards for New Construction outlined in the Guidelines as the project is largely compatible with the historic features that characterizes its setting and context. The applicant has modified the application to respond to the Commission's concerns about the incompatible height and mass of the previously proposed rear wing. The proposed project is compatible in scale, height, massing, design, and materials with the residential character of the subject block.

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.