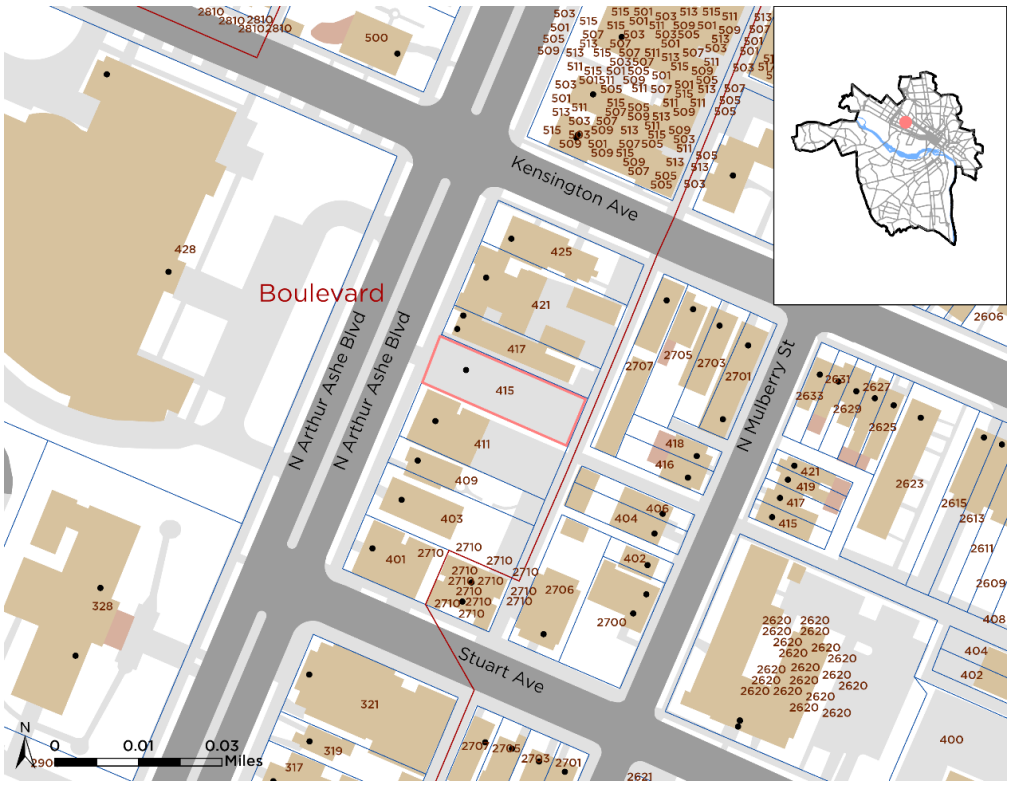
Staff Report
City of Richmond, Virginia

Commission of Architectural Review

RICHMOND PLANNING & DEVELOPMENT REVIEW

6. COA-104541-2022	**Final Review** **Meeting Date:** 1/25/2022
Applicant/Petitioner	Josh Bosler, Center Creek Homes
Project Description	Construct two new attached, 3- story single family residences.
Project Location **Address**: 413-415 N. Arthur Ashe Blvd. **Historic District**: Boulevard **High-Level Details:** • The applicant proposes to construct 2 new attached single family dwellings • The proposed new construction is 3 stories tall roof top terrace, and a flat roof form. • The building will be 4 bays; the two, projecting outer bays having vertically aligned groups of three windows. • Cladding will consist of brick, panel, and horizontal siding.	
Staff Recommendation	**Approval, with Conditions**
Staff Contact	Alex Dandridge, alex.dandridge@RVA.gov, 804-646-6569
Previous Reviews	This application was conceptually reviewed by the Commission at the December 21, 2021 meeting. The Commission discussed the massing of the new construction, encouraging the application to not recess the third floor, but rather have three full stories, which is a common form found on the block. The Commission also expressed the importance of common spaces between the sidewalk and face of the buildings along Arthur Ashe Boulevard and asked the applicant to consider a front porch element or patio space in front of the new building. General comments were made about better aligning the rear fenestration and having the side windows visible from the main street, as well as the front façade windows, be a size and style more in-keeping with the district. The applicant has responded to the Commission's recommendations by not including a recessed third floor, but rather including three full stories with a roof-top deck, the addition of pedestrian scale elements on the front façade including canopies over the front entrances and a front patios between the sidewalk and front of each unit, and having a more uniform fenestration and window style on the front façade and visible portion of the south façade.
Staff Recommendations	• Staff recommends that all final material specifications and colors be submitted to staff for review and approval.

	• Staff recommends that the patio material be submitted for administrative review and approval. • Staff recommends that the fence be a simple design and painted or stained a color that compliments the building.

Staff Analysis

Guideline Reference	Reference Text	Analysis
Siting, pg. 46, #2-3	*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.*	The proposed new construction will respect the prevailing front yard setback of the district, matching that of the adjacent buildings.
	New buildings should face the most prominent street bordering the site.	The proposed new construction will face the main street N. Arthur Ashe Boulevard.
Form, pg. 46, #1-3	*New construction should use a building form compatible with that found elsewhere in the district.*	The proposed new construction will be two, two-story, semi-attached residences with a recessed third floor and rooftop terrace. Each residence will be two bays wide with one projecting bay, a common form found within the district. Staff noted in the previous review that the form of the new construction is more similar to multifamily dwellings in the district, but not the scale. The applicant has addressed this concern by increasing the height of the building and removing the recessed third story on the front façade. Staff finds this to be an appropriate solution. The new construction will feature a flat roof form on the front façade with a decorative parapet wall serving as a barrier for the roof top terrace. The rear of each unit will feature low pitched shed roofs. There will be a roof top projection to allow access onto the deck. Staff notes that this feature will be minimally visible from the main street.
	New residential construction should maintain the existing human scale of nearby historic residential construction in the district.	The proposed new construction will have main entry points and stoops on the front façade. Staff finds that this in-keeping with the district. Staff notes that covered balconies and front porches are very common on both single family and multi-family buildings in the district. To reflect this, the applicant has included cantilevered canopies above each front entry, and a patio space between the sidewalk and front facade of each unit. Staff finds that the canopies and front patio maintain the pedestrian scale of the block.
	New residential construction and additions should incorporate human-	The proposed new construction will have front stoops and steps on the front façade.

	scale elements such as cornices, porches and front steps into their design.	
Height, Width, Proportion, & Massing, pg. 47, #1-3	*New residential construction should respect the typical height of surrounding residential buildings.*	The proposed new construction will be similar in height to existing buildings within the district.
	New residential construction should respect the vertical orientation typical of other residential properties in surrounding historic districts.	Windows on the front façade will be vertically aligned. The windows on the side and rear of the building will not be vertically aligned, however staff believes that these elements will be minimally visible from the street and alley.
	The cornice height should be compatible with that of adjacent historic buildings.	The renderings in the application demonstrate that the cornice line is compatible in height with the adjacent building's cornice lines.
Materials and Colors, pg. 47, #2-4	*Materials used in new residential construction should be visually compatible with original materials used throughout the district*	The new construction will utilize brick and hardiplank paneling on the front façade and brick and horizontal lap siding on the side and rear façades. Staff finds that these materials are in-keeping with the district. Stucco, a common material found in the district, would also be an appropriate cladding for the front façade.
	Paint colors used should be similar to the historically appropriate colors already found in the district.	Brick and dark-colored siding are being proposed. Staff finds that these colors are compatible with the district. The applicant is proposing a darker color scheme. Staff notes that there are examples of dark brick within the district, as well as example of lighter colored brick.
	Vinyl, asphalt, and aluminum siding are not permitted for use in City Old and historic Districts. Other synthetic siding materials with a smooth, untextured finish may be allowed in limited cases, but approval by the Commission is always required.	Proposed materials include brick and horizontal lap siding. The lap siding will have a smooth finish. Staff finds that these materials are in keeping with the district. Staff recommends that all final material specifications and colors be submitted to staff for review and approval.
New Construction, Doors and Windows, #3, pg. 49	*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.*	The size, proportion, and spacing of windows and door on the new district will generally be in-keeping with fenestration patterns found within the district. Staff recommends that a complete window and door schedule be submitted with the final review.
Mechanical Equipment, pg. 68	*The visual impact of new mechanical equipment should be minimized to protect the historic character of the district.*	Staff believes that the HVAC equipment will be screened and minimally visible.

Site Improvements, Sidewalks & Curbs, #4 & #7, pg. 76	*4. Brick or granite pavers are the most appropriate choice in most Old and Historic Districts* *7. Sidewalks and curbs should be built of common building materials found throughout the District. Generally, simple paving designs are more compatible with the diverse building styles and better unify the various elements found on streets throughout Old and Historic Districts. The use of more than two paving materials within an area is discouraged*	The applicant did not provide material specification for the hardscaping material for the proposed patios. Staff recommends that the patio material be submitted for administrative review and approval.
Site Improvements, Fences & Walls, #1-3, pg.51	1. Fence, wall, and gate designs should reflect the scale of the historic structures they surround, as well as the character of nearby fences, walls, and gates. 2. Fence, wall, or gate materials should relate to building materials commonly found in the neighborhood. 3. Privacy fences along the side and rear of a property should be constructed of wood of an appropriate design. Privacy fences are not appropriate in front of a historic building	The proposed patio in front of the new building will be separated from the sidewalk and contained by a low, brick wall. Staff notes that there are examples of other low, brick walls within the district, and finds the design appropriate. The renderings provided to staff show that there will be a wooden privacy fence installed on the property. Staff recommends that the fence be a simple design and painted or stained a color that compliments the building.

Figures

Figure 1. Photo showing current vacant lot proposed for development, facing north

Figure 2. Photo showing current vacant lot propose for development, facing south

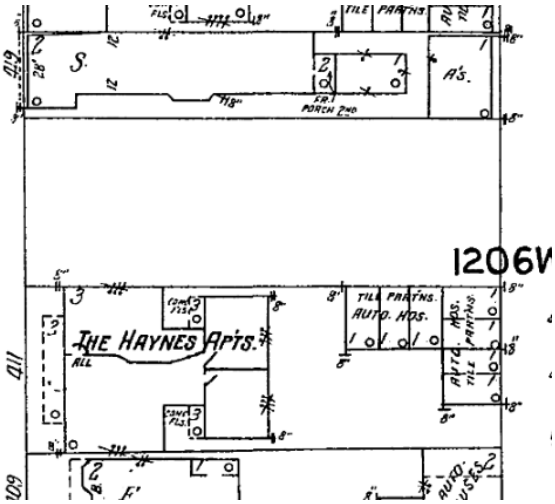


Figure 3. 1924-1925 Sanborn map showing vacant lot at 413-415 N. Arthur Ashe

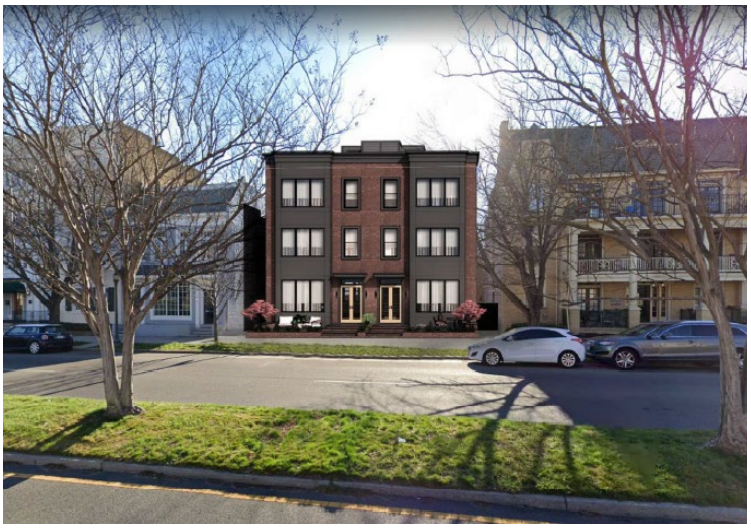


Figure 4. Context drawing of new construction

Figure 5. Example of existing multi-family resiental in district

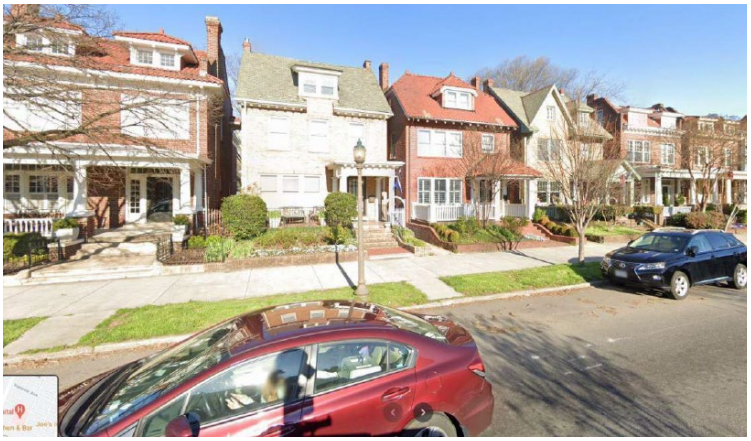


Figure 5. Example of existing single-family residential in district