



Staff Report
City of Richmond, Virginia

RICHMOND PLANNING & DEVELOPMENT REVIEW

PDR

Commission of Architectural Review

4. COA-146160-2024	Final Review	Meeting Date: 4/23/2024
Applicant/Petitioner	Will Gillette	
Project Description	Construct a new two-story, single-family dwelling on a vacant lot.	
Project Location		
Address: 2207 Carrington Street		
Historic District: Union Hill		
High-Level Details:	<p>The applicant requests final review to construct a two-story, single-family dwelling on a vacant lot.</p> <p>The new dwelling will have a narrow façade but will extend deep into the lot. It will be rectangular in form with a front facing gable and a two-story porch.</p> <p>There is a one-story concrete block, mid-century dwelling to the west of the subject lot, and a two-story, single-family dwelling ca. 2007 to the east.</p> <p>Original building on the lot was demolished in June-July 1976 (City of Richmond Assessment Records).</p>	
Staff Recommendation	Approval, with Conditions	
Staff Contact	Alex Dandridge, alex.dandridge@rva.gov , (804) 646-6569	
Previous Reviews		<p>This application was conceptually reviewed at the January 2024 Commission of Architectural Review meeting. The Commission was generally supportive of the design; however, there was some discussion about other design solutions and possible considerations. Regarding fenestration, some commissioners believed that single windows would be more appropriate than paired windows. For a more contemporary appearance, one-over-one windows were suggested. There was some debate over the front facing gable roof form as compared to a front parapet wall more traditional of other nearby homes; however, the Commission seemed split on this element. Staff supported the front facing gable roof form. In the submitted drawings it was unclear if the façade would have a double, covered front porch or a covered porch with an uncovered balcony above. Staff asked that the drawings be updated to clarify this.</p>
Conditions for Approval		<ul style="list-style-type: none">• All decking boards be installed perpendicular to the face of the building and be tongue and groove.• The double front porch have a finished appearance, including a ceiling on the lower porch without exposed rafters.

	<ul style="list-style-type: none"> • The foundation have a parge coat with a smooth finish. • Final color be submitted for Administrative Review And Approval. • All exterior siding be smooth and without a bead. • Exterior mechanical equipment must be located adjacent to a secondary elevation, ideally located in the rear, screened from view. • The four-over-four windows on the right elevation be identical sizes and vertically aligned. • That the front door design be submitted to staff for Administrative Review And Approval. • The windows be wood or aluminum clad wood with simulated divided lights (SDLs). Final window materials labeled on the final plans or submitted later for Administrative Review And Approval.
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Staff Analysis

Guideline Reference	Reference Text	Analysis
Standards for New Construction- Residential, Siting, pg. 46	<p>2. <i>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. In cases where the adjoining buildings have different setbacks, the setback for the new building should be based on the historical pattern for the block.</i></p> <p>3. <i>New buildings should face the most prominent street bordering the site.</i></p> <p>4. <i>If setback waivers or any other waivers are needed, the applicant may petition the Commission to support a Board of Zoning Appeals (BZA) waiver.</i></p>	<p>During the conceptual review, a site plan was not submitted with the application. A site plan has now been submitted that indicates that there will be 10' setback. This setback is similar to those of the neighboring buildings, 2205 Carrington Street and 2209 Carrington Street.</p> <p>Staff finds that the proposed setback is compatible with the neighboring dwellings, which will reinforce the existing street wall.</p> <p>The new building will face the most prominent street, Carrington Street.</p>
Standards for New Construction- Residential, Form, pg. 46	<p>1. <i>New construction should use a building form compatible with that found elsewhere in the historic district. Building form refers to the specific combination of massing, size, symmetry, proportions, projections and roof shapes that lend identity to a building. Form is greatly influenced by the architectural style of a given structure.</i></p> <p>2. <i>New residential construction should maintain the existing human scale of nearby historic residential construction in the district.</i></p> <p>3. <i>New residential construction and additions should incorporate human-scale elements such as cornices,</i></p>	<p>The building appears to be narrower and deeper than is typical in the district. The building will be 66' long and 14' wide. Additional length will be added by an 8' deep rear deck and a 6' deep two-story front porch.</p> <p>City records show that the original house located next door at 2205 Carrington Street was only 15' wide and 63' long. The original dwelling at 2207 Carrington Street was approx. 19' wide and 21' deep.</p> <p>2209 Carrington Street, built in 2007, features a cross gable roof with a front facing gable. The front facing gable roof proposed for 2207 Carrington Street is compatible with this architectural feature.</p> <p>The new construction will have a two-story front porch that faces the public right-of-way. The inclusion of a front porch will maintain the human-scale of the district.</p>

	<p><i>porches and front steps into their design. In Richmond, porches were historically an integral part of residential design and provide much of the street-level architectural character of Richmond's historic districts.</i></p>	<p>During the Conceptual Review, it was difficult to determine if the façade featured engaged columns as a design feature or if they were actual support columns for the two-story front porch.</p> <p>The plans have been revised showing that there will be a two-story front porch that will have a depth of six feet and will be covered on the second story by a pediment.</p> <p>During the conceptual review, the new construction was proposed to be 12' in width to meet the required 3' side yard requirements. The applicant has received a zoning variance to allow for the 3' setback to be reduced to a 1' setback on the east side of the property. The granting of this variance has allowed for the width of the dwelling to be increased from 12' to 14'.</p>
<p>Standards for New Construction- Height, Width, Proportion & Massing, pg. 47</p>	<p>1. <i>New residential construction should respect the typical height of surrounding residential buildings.</i></p> <p>2. <i>New residential construction should respect the vertical orientation typical of other residential properties in surrounding historic districts.</i></p> <p>3. <i>The cornice height should be compatible with that of adjacent historic buildings.</i></p>	<p>The plans indicate that the new construction will be 28'4" tall.</p> <p>During the conceptual review, Staff believed that the steeply pitched front facing gable visually emphasizes the building's tall and narrow form and recommended that the roof be reduced in pitch. The pitch of the roof has not been decreased. The Commission did not comment on this condition during the Conceptual Review.</p>
<p>Standards for New Construction- Materials & Colors, pg. 47</p>	<p>1. <i>Additions should not obscure or destroy original architectural elements.</i></p> <p>2. <i>Materials used in new residential construction should be visually compatible with original materials used throughout the district.</i></p> <p>3. <i>Paint colors for new additions should complement the historically appropriate colors used on the primary structure. Paint colors used should be similar to the historically appropriate colors already found in the district (see Painting Section starting on page 60).</i></p> <p>4. <i>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.</i></p> <p>5. <i>Rooftop mechanical equipment should be located as discretely as possible to limit visibility.</i></p>	<p>Exterior Materials are as follows:</p> <p>Roof: Asphalt Shingles</p> <p>Siding: Cementitious Lap Siding</p> <p>Deck: Aluminum Railing, wooden or composite decking boards.</p> <p>Double Front Porch: Fiberglass Posts, Aluminum Railing, Brick Piers.</p> <p>Foundation: CMU</p> <p>Gable Face: Vertical Fiber Cement Siding</p> <p>Staff finds that these materials are appropriate for new construction; however, have the following recommendations:</p> <p><u>Staff recommends that all decking boards be installed perpendicular to the face of the building and be tongue and groove.</u></p> <p><u>Staff recommends that the double front porch have a finished appearance, including a ceiling on the lower porch without exposed rafters.</u></p> <p><u>Staff recommends that the foundation have a parge coat with a smooth finish.</u></p> <p><u>Staff recommends that final color be submitted for administrative review and approval.</u></p> <p><u>Staff recommends that all exterior siding be smooth and without a bead.</u></p>

		<p><u>Staff recommends that exterior mechanical equipment must be located adjacent to a secondary elevation, ideally located in the rear, screened from view.</u></p>
Standards for New Construction- Materials & Colors, pg. 49	<p><i>1. The size, proportion and spacing patterns of door and window openings on a new addition should follow patterns established by the original building. Windows on most commercial and residential properties throughout Old and Historic Districts have a vertical orientation. Wide, horizontal so-called "picture windows" on new additions are strongly discouraged.</i></p> <p><i>2. The architectural appearance of original windows should be used as models for new windows. Changes in the sash, depth or reveal, muntin configuration, frame or glazing is strongly discouraged. New glass should be clear without reflective coatings, to be compatible with original glass.</i></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>There will not be any windows on the left elevation due to building code requirements and the shallow side yard setback. The right elevation will have several windows of varying sizes. Staff finds that the larger, four-over-four windows shown in the plans are most appropriate and should be vertically aligned. There are smaller one-over-one windows on this elevation that are scattered; however, it is unclear how visible these will be from the public right of way.</p> <p><u>Staff recommends that the four-over-four windows on the right elevation be identical in size and vertically aligned.</u></p> <p>The façade features two vertically aligned four-over-four windows and vertically aligned doors that lead onto the front porch and the upper balcony.</p> <p>During the conceptual review, the rear of the building was proposed to have a pair of windows on the second floor. The applicant has revised the plans to show two single windows in this location rather than paired windows. There will be a set of French doors leading onto a deck on the rear first story. This should not be very visible from the public right of way.</p> <p><u>The front door appears to have beveled and decorative glass. Staff recommends that the front door design be submitted for staff for review and approval.</u> Front door designs appropriate for City Old and Historic Districts include wood, or wood and glass doors. Glass within front doors shouldn't be tinted, leaded, or beveled.</p> <p>Windows and doors will be vertically aligned. Windows are drawn in the plans to show a 6/6 light configuration. <u>Staff recommends that the windows be wood or aluminum clad wood with simulated divided lights (SDLs).</u> Final window materials labeled on the final plans or submitted at a later date for administrative review and approval.</p> <p>Window size should be compatible with that of historic dwellings in the district.</p>

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. Existing vacant lot, 2209 Carrington Street (left), 2205 Carrington Street (right).

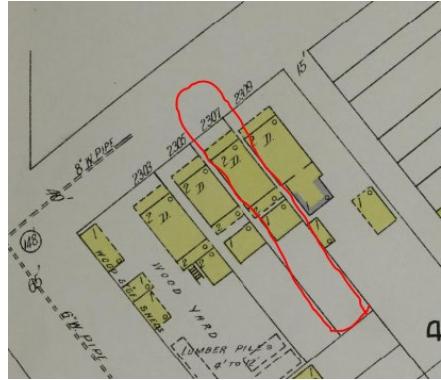


Figure 2. Sanborn Map 1924-1925



Figure 3. City of Richmond Assessor's Cards, 1950s. The original dwelling was demolished in 1976.