

10. COA-061563-2019

PUBLIC HEARING DATE

October 22, 2019

PROPERTY ADDRESS

510 West 19th Street

DISTRICT

Springhill

APPLICANT

J. Crone

STAFF CONTACT

C. Jones

Commission of Architectural Review

STAFF REPORT

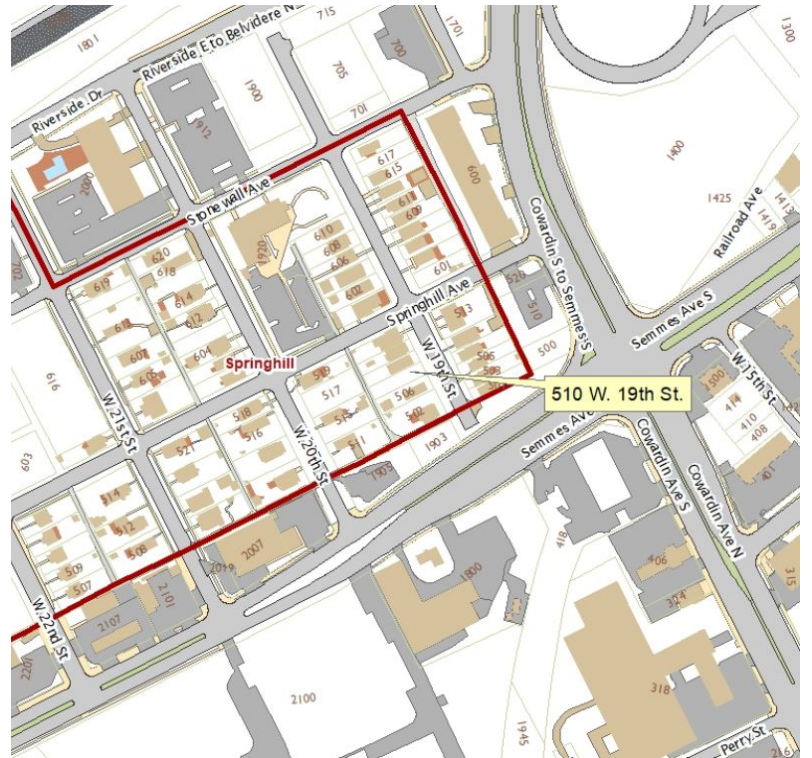


PROJECT DESCRIPTION

Construct a new single-family residence on a vacant lot.

PROJECT DETAILS

- The applicant proposes to construct a new single-family residence.
- The proposed building is 2 stories in height with a front gable roof and a 2-story, full-width inset porch. The porch will have square columns and an aluminum railing.
- Proposed materials include: smooth white hardiplank siding, dimensional shingles, a concrete floor on the first floor of the porch and wood floor on the second floor porch. Board and batten is proposed under the front gable.
- The proposed windows on the façade, right side, and rear elevation are 2/2, though in different sizes. Vertically divided windows are proposed for the left elevation.



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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" on pages 44, and 46-56 of the Richmond Old and Historic District Handbook and Design Review Guidelines utilizing the Guidelines presented below.

PREVIOUS REVIEWS

The Commission has not previously reviewed this application.

SURROUNDING CONTEXT

The surrounding area is residential in nature with all single-family detached dwellings in a variety of styles. To the south is a 2-story, side gable, frame house with a 1-story, full-width projecting porch that was recently constructed by the applicant. Further south is a 1-story, side gable house also with a 1-story, full-width projecting porch. Across the street from the vacant lot is a group of four 2-story, side-gable houses with 1-story, inset front porches and large shed roof dormers. This grouping creates a strong and consistent architectural statement for

this block. Further north, there is a recently constructed 2-story dwelling with a hipped roof, projecting bay and a 1-story, full-width porch.

Staff recommends the applicant:

- utilize a 1-story projecting porch to be more in keeping with the patterns for front-gable, 2-story dwellings in the district
- add additional vertically and horizontally aligned fenestration on the side elevations
- utilize a more consistent materials treatment, including below the front gable
- use a low profile gutter, such as a ½ round

Staff requests that the applicant submit:

- a fully dimensioned context elevation that indicates the height of the proposed building elements, including foundation, porch floor and roof, cornice, and top of the roof; and the same features on the neighboring properties for comparison
- information about the front stairs
- specifications for the dimensional roof shingles.
- the location of the HVAC equipment, and any necessary screening
- any proposed site improvements, including walkways
- address inconsistencies between the elevations and the written text, including the window patterns

STAFF ANALYSIS

Siting, pg. 46, #s2-3	<p><i>2. 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.</i></p>	<p>According to the site plan submitted by the applicant, the face of the house and front porch will align with the adjacent house.</p>
	<p><i>3. New buildings should face the most prominent street bordering the site.</i></p>	<p>The proposed building will face West 19th Street, the primary street bordering the site.</p>
Form, pg. 46 #s1-3	<p><i>1. New construction should use a building form compatible with that found elsewhere in the historic district.</i></p>	<p>The proposed building is rectangular in shape and 2 stories in height, similar to other buildings in the historic district.</p>
	<p><i>2. New residential construction should maintain the existing human scale of nearby historic residential construction in the district.</i></p>	<p>The proposed building is 2 stories and has a front entry, a porch, and windows on all elevations, which maintains the existing human scale of the historic district.</p>
	<p><i>3. New residential construction and additions should incorporate human-scale elements such as cornices, porches and front steps into their design.</i></p>	<p>The applicant proposes an inset 2-story front porch. Staff finds that a 2-story, full-width inset front porch is not a feature found in the district and <u>recommends the applicant utilize a 1-story projecting porch to be more in keeping with the patterns for front-gable, 2-story dwellings in the district.</u> Staff also requests that information about the front stairs be provided in a subsequent application.</p>
Height, Width, Proportion, & Massing, pg. 47, #s1-3	<p><i>1. New residential construction should respect the typical height of surrounding residential buildings.</i></p>	<p>The applicant has indicated that the house will be 29'-8" to the roof peak. However, a context elevation was not included in the application. <u>Staff requests the applicant submit a fully dimensioned context elevation that indicates the height of the proposed building elements, including foundation, porch floor and roof,</u></p>

		<p>cornice, and top of the roof; and the same <u>features on the neighboring properties for comparison.</u> The context elevation should also account for the current elevation of the property and any proposed grading.</p>
	<p>2. <i>New residential construction should respect the vertical orientation typical of other residential properties in surrounding historic districts.</i></p>	<p>The applicant proposes a vertically aligned fenestration pattern on the façade, in keeping with properties found in the surrounding historic district. Staff finds the fenestration pattern on the side elevations is not in keeping with those found in the district, and recommends the applicant add additional vertically and horizontally aligned fenestration on the side elevations.</p>
	<p>3. <i>The cornice height should be compatible with that of adjacent historic buildings.</i></p>	<p>As mentioned above, the applicant has not provided a fully dimensioned context elevation to compare the cornice height of the proposed building with the adjacent historic buildings.</p>
<p>Materials and Colors, pg. 47</p>	<p>2. <i>Materials used in new residential construction should be visually compatible with original materials used throughout the district.</i></p>	<p>Staff finds that the mix of siding materials is not a feature found in the district. <u>Staff recommends that the applicant utilize a more consistent material treatment, including below the front gable.</u> Staff requests the applicant submit specifications for the dimensional roof shingles.</p>
<p>New Construction, Doors and Windows, pg. 49</p>	<p>3. <i>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>As mentioned above, staff finds the fenestration pattern on the side elevations is not in keeping with those found in the district and recommends the applicant add additional vertically and horizontally aligned fenestration on the side elevations.</p>
<p>Mechanical Equipment, pg. 68</p>	<p>1. <i>New units should be placed in side or rear yards so as to minimize their visual impact. Side yard units should be located as far away from the front of the building as possible.</i></p> <p>3. <i>HVAC equipment on the ground should be appropriately screened with fencing or vegetation.</i></p>	<p>The applicant has not indicated the location of the HVAC equipment. <u>Staff requests the applicant provide this information, and any necessary screening, in a subsequent application.</u></p>
<p>Standards for Site Improvements, pg. 76</p>	<p>7. <i>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.</i></p>	<p>Staff notes that many of the surrounding properties have concrete walkways. <u>Staff requests the applicant provide information about any proposed site improvements, including walkways, in a subsequent application.</u></p>
<p>Submission</p>	<p><i>Other Details as required (or requested) to</i></p>	<p>The applicant has not provided information</p>

FIGURES



Figure 1. 510 W. 19th Street.



Figure 2. 506 W. 19th Street.



Figure 3. 502 W. 19th Street.



Figure 4. 512 and 514 W. 19th Street.



Figure 5. 501-507 W. 19th Street.



Figure 6. 509 W 19th Street.



Figure 7. 600-606 W. 19th Street.