

**8. COA-065071-2019**

PUBLIC HEARING DATE

December 17, 2019

PROPERTY ADDRESS

510 West 19<sup>th</sup> Street

DISTRICT

Springhill

APPLICANT

J. Crone

STAFF CONTACT

C. Jones

Commission of  
Architectural Review

STAFF REPORT

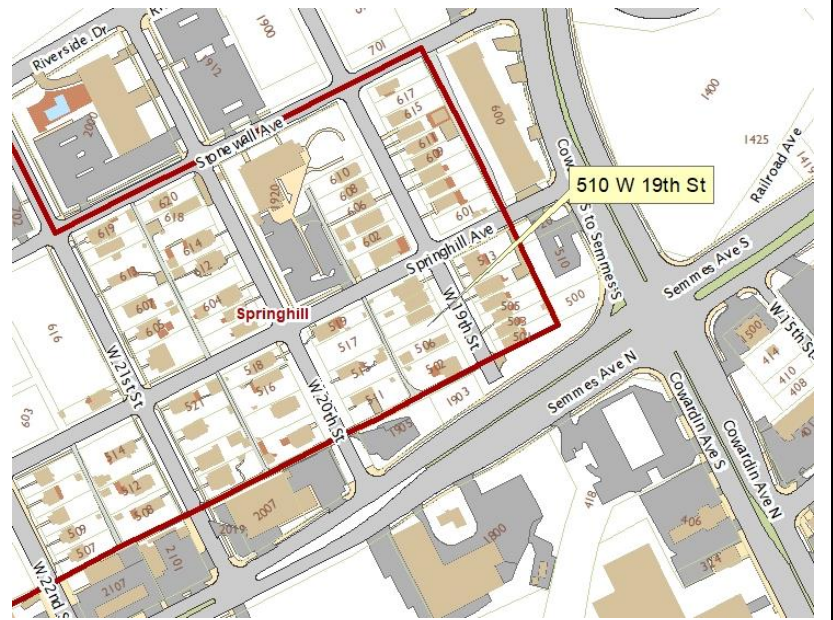


PROJECT DESCRIPTION

**Construct a new two-story, 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 1-story, full-width front porch. The porch will have a half-hipped roof supported by round columns.
- The proposed windows on the façade, right side, and rear elevation are 2/2. Smaller slider windows are proposed on the rear elevation.
- Proposed colors and materials include charcoal architectural shingles on the roof, white fiber cement siding and trim, and a black brick foundation.



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STAFF RECOMMENDATION

**APPROVE WITH CONDITIONS**

PREVIOUS REVIEWS

Staff previously reviewed this application for the October 22, 2019 meeting. Staff recommended 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; and use a low profile gutter, such as a ½ round. During the meeting, the applicant withdrew the application prior to the Commission discussion.

STAFF RECOMMENDED CONDITIONS

- The walkway, stairs, and landing be cement in a color that matches the neighboring properties.
- A dimensioned context elevation, including the dimensioned heights for the adjacent buildings, be submitted for review and approval prior to the submission of a building permit application.
- The applicant use a low profile gutter, such as a ½ round, and submit these details to staff for review and approval.
- The applicant use a standing or flat-lock metal seam roof that closely approximates hand seaming, or a dark membrane roof for the front porch.

STAFF ANALYSIS

Siting, pg. 46	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.</i>	According to the site plan submitted by the applicant, the face of the house and front porch will align with the adjacent house at 506 W. 19 <sup>th</sup> Street.
Form, pg. 46 #s1-3	1. <i>New construction should use a building form compatible with that found elsewhere in the historic district.</i>	The proposed building is rectangular in shape and 2 stories in height, similar to other buildings in the historic district.
	2. <i>New residential construction should maintain the existing human scale of nearby historic residential construction in the district.</i>	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.
	3. <i>New residential construction and additions should incorporate human-scale elements such as cornices, porches and front steps into their design.</i>	The applicant has responded to staff feedback and now proposes a 1-story, full-width front porch with a half-hipped roof. Staff finds this is in keeping with other porches found in the district.
Height, Width, Proportion, & Massing, pg. 47, #s1-2	1. <i>New residential construction should respect the typical height of surrounding residential buildings.</i>	The applicant has indicated that the house will be 30'-3" to the roof peak. Staff notes that the context elevation is not dimensioned and does not know how this height relates to the adjacent buildings or if it accounts for the current elevation of the property and any proposed grading.
	2. <i>New residential construction should respect the vertical orientation typical of other residential properties in surrounding historic districts.</i>	The applicant proposes a vertically aligned fenestration pattern on the façade, in keeping with properties found in the surrounding historic district. On the side elevations the applicant has responded to staff feedback and has aligned the fenestration on the side and rear elevations.
Materials and Colors, pg. 47	2. <i>Materials used in new residential construction should be visually compatible with original materials used throughout the district.</i>	The applicant has responded to staff feedback and now proposes to use a consistent horizontal siding on the exterior. Staff finds the material selection is in keeping with the new construction in the surrounding area.
New Construction, Doors and Windows, pg. 49	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>	On the side elevations the applicant has responded to staff feedback and has aligned the fenestration on the side and rear elevations.
Porches and Porch Details, pg. 49 #5	5. <i>Porch roofs are encouraged to utilize standing- or flat-lock metal seam roofs that are hand-seamed, or closely approximate hand seaming. Seams that, in section, are large, rectangular seams, reminiscent of pre-formed seams utilized on prefabricated industrial or commercial structures, are not</i>	The applicant proposes to use architectural shingles for the porch roof. Staff requests the applicant use <u>a standing or flat-lock metal seam roof that closely approximates hand seaming, or a dark membrane roof for the front porch.</u>

acceptable. Membrane roofs are acceptable substitutes for flat-lock seamed metal roofs.

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Mechanical Equipment, pg. 68

*1. 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.*

The applicant has provided an updated site plan that indicates the HVAC equipment will be located at the rear of the building.

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Standards for Site Improvements, pg. 76

*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 has updated the site plan to indicate that there will be steps, a landing, and a walkway. Staff recommends approval of the steps, landing, and walkway with the condition they be cement in a color that matches the neighboring properties.

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Submission Materials Checklist, pg 9

*Other Details as required (or requested) to describe the project – e.g. porch column and railing details; cornice, soffit and gutter details; door and window details, etc.*

The applicant has not provided information about the gutter details. Staff recommends the applicant use a low profile gutter, such as a ½ round, and submit these details for staff review and approval.

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## 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.