

**COMMISSION OF ARCHITECTURAL REVIEW
STAFF REPORT
May 22, 2018 Meeting**

15. **COA-034552-2018** (A. Ogburn)

**813 North 24th Street
Union Hill Old and Historic District**

Project Description: Construct one single family dwelling on a vacant lot.

Staff Contact: C. Jeffries

Proposal: The applicant requests conceptual review and comment on the construction of a single family dwelling on a vacant lot in the Union Hill Old and Historic District. The applicant is proposing to construct a two story, Italianate inspired home with a front projecting bay. The proposed structure will match the adjacent setbacks and will be approximately 18 ½ feet in width. The dwelling will be set on a low parged CMU foundation. The smooth, un-beaded fiber cement siding will have a 7" reveal. There will be a 1-story, 1-bay entry porch with PVC colonial columns and a hipped roof with charcoal black architectural shingles. There will be ranked, 1/1, vinyl windows. The front door will be a half-lite paneled door with a transom above. At the rear of the structure, there are French doors to access a rear deck and a single window aligned over a single window. The gable roof will be clad in white TPO. The windows and all of the trim unless otherwise noted will be PVC. The cornice detail, including corbels and fascia, will be PCV.

Surrounding Context: The residential character of the east side of the subject block consists of 2 story structures in a mix of Greek Revival, Italianate and Late Victorian single family and double houses. The structure to the north of the property is a 3-bay, frame, Italianate home and to the south is a 4-bay, frame, Late Victorian double house. The structures on the west side of the street are primarily 2 to 2 ½ story new single family homes constructed prior to the establishment of the District and a row of three Late Victorian, 2-story, brick houses.

Previous Reviews: A design for a new single family home on this property was approved by the Commission on March 28, 2017. The application was submitted by a different applicant. The Commission was supportive of the design which was a two story, Greek Revival inspired home with a cross gable roof.



Design Approved March 28, 2017

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: Residential” on pages 46-51 of the *Richmond Old and Historic District Handbook and Design Review Guidelines*.

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 application states the proposed structure will match the setbacks of the adjacent structures. A dimensioned context site plan will be needed to verify the proposed setbacks.

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

The proposed setback is consistent with the historic pattern of the block.

New buildings should face the most prominent street bordering the site

The structure addresses North 24th 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 project is of a similar scale to the single family homes on the block. The applicant has modelled the proposed development on the late Victorian row houses at 822-826 North 24th Street by incorporating the entrance porch and bay configuration. Staff finds that the gable roof is not a typical roof form for the proposed façade design. Though the gable roof may not be visible from the front of the structure, it will be minimally visible from the sides. Staff recommends the applicant submit a context rendering to demonstrate the roof's visibility.

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

The proposed project incorporates human-scale elements including an entrance porch, a projecting bay, a cornice, and front steps as part of the project.

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

The typical heights of the surrounding buildings are 2 stories. The proposed structure is two stories and close in height to the nearest surrounding buildings.

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

The proposed project maintains the vertical orientation on the façade and the 2-bay orientation found on the historic houses on the block.

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

The proposed windows on the façade are vertically aligned and symmetrically placed which is consistent with patterns in the district. The windows on the side elevations are vertically aligned. The Commission may wish to consider whether the square window on the North elevation is compatible with windows found in the district. The rear windows are vertically aligned.

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

The porch and cornice heights appear to be compatible, though a fully dimension context elevation was not submitted.

- 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 proposed construction will use fiber cement siding, PVC trim and cornice, architectural shingles, TPO, vinyl windows, and PVC porch posts with wooden railings and composite decking. The Commission may wish to consider whether the proposed

use of PVC and vinyl is compatible with the district. Staff finds that the use of architectural shingles on the porch roof is not appropriate and the applicant should instead use TPO or metal.

The following items will need to be included for final review (please refer to the Commission's New Construction Checklist and Required Dimensions document for additional details):

1. Fully dimensioned elevations to include window head and sill heights.
2. Fully dimensioned context site plan.
3. Fully dimensioned context elevation.
4. Floor plans.
5. Perspective drawings.
6. A window and door schedule including size, material and design.
7. Site plan to include parking, trash, and mechanical equipment locations.