

**COMMISSION OF ARCHITECTURAL REVIEW  
STAFF REPORT  
August 25, 2015 Meeting**

7. **CAR No. 15-092 (D. Kleyman)** **511-511 ½ N. 26<sup>th</sup> Street  
Church Hill North Old and Historic District**

**Project Description:** **Construct new 4 unit multi-family house**

**Staff Contact:** **K. Chen**

The applicant requests approval to construct a 4-unit multi-family house on two vacant lots in the Church Hill North Old and Historic District. The project was presented at the July 28, 2015 meeting of the Commission of Architectural Review. The application was deferred and the Commission asked that the application be revised to address the following recommendations and requests for additional information:

- That the transom windows on the sides of the structure be replaced with windows that match the proposed 2/2 sash windows.
  - Sheets A-2 and A-3 illustrate that the transom windows have been replaced with 2/2 sash windows of a slightly smaller size. They are uniformly placed on the elevations and stacked over one another.
- That all windows be true-divided light or simulated-divided light.
  - The application calls for simulated-divided light windows.
- That the four-panel door with two upper lights be replaced with a solid, six-panel door and the doors on the façade be placed in the outside bays with windows in the center to match the pattern of double-houses on the block,
  - Sheet A-2 illustrates that the primary entry doors have been replaced with solid, 6-panel doors with two-light transoms and have been moved to the outer bays of the façade.
- That the front roof pitch be reduced from 12/6 to a shallower roof pitch that is compatible with the historic roof pitches.
  - The front roof pitch has been reduced from 12/6 to 12/8. This revision reduced the total height for the proposed building from 32'-3 ½" to 29'-9". The new dwelling to the south is approximately 28'-8" in height and the new dwelling to the north is 25'-0". The Commission requested heights for the flanking historic buildings which are 25'-0" in height. There is a new building at the south end of the block that is 29'-0" in height and 2 buildings across the street, included in the package, are 29'-0" and 31'-0" in height, both of which are set on raised foundations. While the form of the proposed structure is similar to designs approved numerous times for infill construction in the broader Church Hill North District, it is not compatible with the historic context of the immediate

block. Staff finds that pitch and height of the roof on the façade is not compatible with the closest historic properties.

- The location of the HVAC equipment, super cans and recycle bins
  - A revised and enlarged site plan was included that illustrates the location of the HVAC equipment in an enclosure on the south side of the building. No details (height, material, treatment) were included for the HVAC enclosure. The site plan shows the trash and recycling bins arranged at the rear of the property between the porch and the parking area.
- Details for the ADA ramp and consider locating the ramp so it serves the rear parking.
  - The ramp is still shown serving the front of the property and no details were provided.

The ramp should be of closed construction with a Richmond rail or similar treatment. The vertical elements and visible surfaces should be painted or opaquely stained a color that compliments the building. The provision of accessible units may require modifications to the site improvements including the ramp and parking. The ramp details and site modifications can be delegated to CAR staff for approval with guidance from the Commission.

The revised application indicates that the siding color will be Hardie ColorPlus Evening Blue that per the applicant is similar to Needlepoint Navy (SW#0032) number 33 on the recommended color palette, page 60-61 of the *Guidelines*. No color sample was provided.

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**Staff recommends approval of the project with a condition.** The proposed infill project appears generally to be in keeping with the Standards for New Construction outlined in the *Guidelines*. The design and placement/orientation of the ramp will need to be submitted to staff for review, especially if review of the project by Zoning and Building requires changes to the ramp and provided parking.

It is the assessment of staff that the application, if the owner accepts the condition above, is consistent with the Standards for New Construction outlined in Section 114.930.7(c) of the City Code, and 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 code.