

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

10. **COA-034575-2018** (Dobrin Homes)

**617 West 21<sup>st</sup> Street  
Springhill Old and Historic District**

**Project Description:** **Construct a new single family dwelling.**

**Staff Contact:** **M. Pitts**

**Proposal:** The applicant requests approval to construct a new detached single-family house on a vacant lot in the Springhill Old and Historic District. The applicant proposes to construct a 2 ½ story frame structure with front-gabled roof to be clad in architectural shingles. The façade will have a 3-bay composition and a full façade front porch with Richmond rail and square columns. The structure will be 32' in height to the ridge. The structure will be clad in fiber cement siding with PVC clad wood windows.

**Surrounding Context:** Adjacent to the proposed project to the north is a single-story Craftsman Bungalow with a low-pitched, front-gabled roof, and a full-width, front-gabled porch. The lot to the south is larger than the subject lot and is developed with a 2 ½ story Colonial Revival style home with a front-gabled roof, symmetrical façade, returning cornice, and a full-width porch. Across the street from the subject lot is a privately owned, undeveloped, wooded lot. The 500 and 600 blocks of West 21<sup>st</sup> Street are developed with a mix of single story Craftsman Bungalows and 2 ½ story historic frame homes with front-gabled roofs.

**Previous Reviews:** The Commission conceptually reviewed this application on March 27, 2018. While the Commission was generally supportive of the scale, massing, and design of the structure, concerns were raised regarding the 2<sup>nd</sup> story front porch not being a form found in the district and the structure not including enough Craftsman details such as the gable returns.

The applicant has responded to the Commission's concerns by modifying the design of the front porch to remove the 2<sup>nd</sup> story and include a hipped roof clad in black membrane. The applicant has included gable returns and has aligned the first bay of windows on the side elevations. The applicant has provided additionally details requested by staff to include a site plan that shows a concrete walkway and stairs to access the dwelling from the street.

The applicant is seeking **Final Review** for this project. 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**

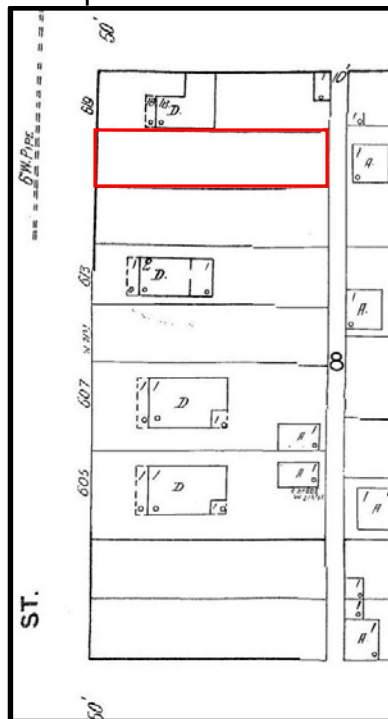
**S D NA**

**New infill construction should respect the prevailing front and side yard setback patterns in the surrounding district**

The structure will be set back approximately 30 feet from West 21<sup>st</sup> Street and will have 5 ½' side yards. The proposed substantial front yard setback is consistent with the structure at 619 West 19<sup>th</sup> and the pattern found in the district.

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

The historical pattern of the block is consistent with the setback pattern of the historic structures on the block as it appears half of the block including the subject lot was not developed. The proposed substantial front yard setback is consistent with the structure at 619 West 19<sup>th</sup> and the pattern found in the district.



1950 Sanborn Map

**New buildings should face the most prominent street bordering the site**

The structure addresses West 21<sup>st</sup> 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 utilizes elements found on structures in the district including a front-gabled roof, full-width porches and a 3-bay symmetrical composition. The applicant has modified the plans to remove the second story front porch which was not a building form found in the district. The proposed single story full façade front porch is consisted with porches found in the district.

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

The proposed project incorporates human-scale elements including a front porch, front stairs, and a walkway and stairs to access the home from the street. The applicant has added the gable returns to respond to the Commission's concerns about the lack of Craftsman details.

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

The structure appears to be the same height as the adjacent 2-story structure in the photographs provided. While the structure is considerable taller than the single-story homes in the district it is consistent in height with the 2 ½ structures found throughout the district. This variation in height is a characteristic of the Springhill Old and Historic District.

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

The 20' width is consistent with the single-family homes in the district. The proposed 3-bay, symmetrical façade is consistent with the composition of homes in the district.

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

The typical fenestration pattern in the district includes evenly spaced ranked single and paired windows. The proposed fenestration on the façade is consistent with patterns in the district. The applicant has responded to staff's concerns about the alignment of windows by vertically aligning the first bay of window on the right elevation.

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

Per the context photographs provided, the porch and cornice height align with that of the adjacent 2-story structure.

**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 frame construction with smooth, unbeaded fiber cement siding and 1/1 PVC clad windows is consistent with structures in the District. Staff recommends details of the paint colors be submitted for administrative review and approval.

**Staff recommends approval of the project with conditions.** Staff finds the proposed project responded to the Commission's concerns and is a building form compatible with the historic and contemporary structures in the district and on the subject block.

It is the assessment of staff that, with the acceptance of the stated conditions, the application is consistent with the Standards for New Construction outlined in Section 30.930.7(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 code.