

9. COA-042473-2018

PUBLIC HEARING DATE

October 23, 2018

PROPERTY ADDRESS

418 North 23rd Street

DISTRICT

Union Hill

APPLICANT

Project Homes

STAFF CONTACT

Carey L. Jones

Commission of Architectural Review

STAFF REPORT



PROJECT DESCRIPTION

Construct a new, detached, single family dwelling on a vacant lot.

PROJECT DETAILS

The applicant proposes to construct a two-story, two-bay single dwelling with a one-story, full-width porch, a false mansard roof on a raised foundation. The façade will face North 23rd Street and will feature a single door and paired windows on the first floor and vertically aligned openings on the second floor. Decorative details on the façade include a one-story, full-width porch supported by turned columns with decorative scroll brackets.

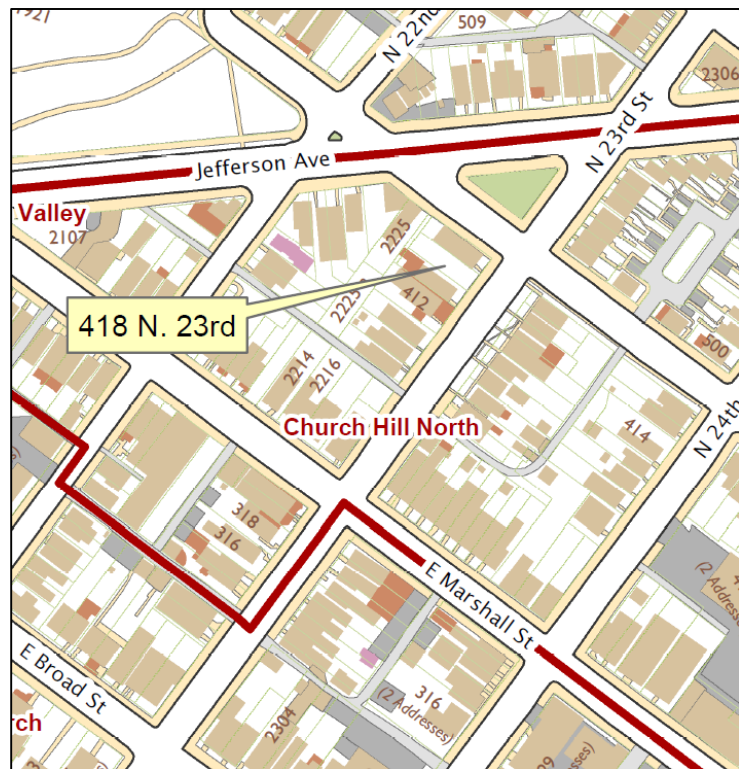
The east (side) elevation will contain single, paired, and narrow sliding windows of various sizes. The west (side) elevation will contain horizontally aligned single windows of two different sizes. The north (rear) elevation will have a single door on the first and second floors and a two-over-two window on the second floor. The rear elevation will also have a two-story porch supported by brick piers and fiberglass posts. The applicant proposes to install the HVAC unit on the roof.

Proposed materials include:

Prefinished metal or asphalt shingle on the front mansard roof, TPO on the main roof, and dimensional asphalt shingle on the front porch. The exterior will be clad in smooth, unbeaded fiber cement siding in Monterey Grey. The vertical corner boards will be PVC trim in white. The foundation will be concrete masonry blocks clad in brick.

The applicant proposes to use Legacy, Pro Series, two-over-two vinyl windows with simulated divided lites. The applicant proposes to install fiberglass, two-panel doors with half-lite and transom or four panel metal.

Both porches will be supported by brick piers, and have wood or vinyl Richmond Rail painted white. The front porch will have timbertech tongue and groove decking. The rear porch will have trex on the first floor and tile on the second floor. The steps for both porches will be wood with PVC risers.



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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: Residential” on pages 44, and 46-47 of the Richmond Old and Historic District Handbook and Design Review Guidelines utilizing the Guidelines presented below.

STAFF COMMENTS

- The windows on the first bay of the east (side) elevation should be vertically aligned.
- Window headers be aligned on the side elevations.
- The proposed windows do not meet the Commission’s Guidelines for new construction.
- The following items will need to be included for final review:
 - Dimensioned context elevation
 - A detailed statement of how the project conforms to the Guidelines.
 - Information about any proposed site improvements
 - Door materials

STAFF ANALYSIS

<p>Siting, pg. 46, #s2-3</p>	<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><i>3. New buildings should face the most prominent street bordering the site.</i></p>	<p>The applicant has submitted a site plan which notes the front of the new construction will align with the face of the adjacent houses</p> <p>The structure faces North 23rd Street, the prominent street for this lot.</p>
<p>Form, pg. 46 #s1-3</p>	<p><i>1. New construction should use a building form compatible with that found elsewhere in the historic district.</i></p> <p><i>2. New residential construction should maintain the existing human scale of nearby historic residential construction in the district.</i></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 project utilizes elements found on structures nearby including a two-bay façade, a false mansard roof, and a one-story, full width front porch.</p> <p>The proposed project is two stories in height and maintains the existing scale of the surrounding buildings.</p> <p>The proposed project incorporates human-scale elements including front porches, front steps and a Cornice.</p>
<p>Height, Width, Proportion, & Massing, pg. 47, #s1-3</p>	<p><i>1. New residential construction should respect the typical height of surrounding residential buildings.</i></p> <p><i>2. New residential construction should respect the vertical orientation typical of other residential properties in surrounding historic districts.</i></p> <p><i>3. The cornice height should be compatible with that of adjacent historic buildings.</i></p>	<p>The proposed project is similar in width and height to houses in the surrounding area.</p> <p>The project façade also maintains the vertical alignment and symmetry of surrounding buildings.</p> <p>The porch and cornice heights appear to be compatible with the adjacent buildings.</p>
<p>New Construction,</p>	<p><i>Because the material cannot be manufactured to model effectively the</i></p>	<p>Vinyl is not an approved material for use in the City and Old Historic Districts, staff</p>

Doors and Windows, pg. 56 #4	<i>appearance of historic windows, vinyl windows are not appropriate for contributing buildings in historic districts.</i>	recommends the applicant use a window that meets the Commission's <i>Guidelines</i> .
Materials and Colors, pg. 47, #2-4	2. <i>Materials used in new residential construction should be visually compatible with original materials used throughout the district.</i>	The plans call for either wood or synthetic materials. Staff recommends wood or paintable composite materials be used, not the vinyl proposed for some architectural details (risers, railings, etc.).
	3. <i>Paint colors used should be similar to the historically appropriate colors already found in the district.</i>	The proposed paint colors appear to meet the <i>Guidelines</i> for paint colors.
	4. <i>Synthetic siding materials with a smooth, untextured finish may be allowed in limited cases, but approval by the Commission is always required.</i>	The plans calls for asphalt shingles on the mansard roof and the porch roof. Staff recommends clarification on the door material for the final application.
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>	The windows on the east and west elevations are not vertically aligned. Staff recommends the windows on the first bay of the east elevation are likely to be the ones visible and should be vertically aligned. Staff further recommends the headers be aligned on both elevations.
Porches and Porch Details, pg. 49 #5	<i>Porch roofs are encouraged to utilize standing- or flat-lock metal seam roofs that are hand-seamed, or closely approximate handseaming. Seams that, in section, are large, rectangular seams, reminiscent of pre-formed seams utilized on prefabricated industrial or commercial structures, are not acceptable. Membrane roofs are acceptable substitutes for flat-lock seamed metal roofs.</i>	Staff recommends these elements be metal or TPO as specified in the <i>Guidelines</i> .
Decks, pg. 51 #4	<i>Deck sub-decking should be screened with wood lattice work or with brick piers.</i>	Staff also recommends lattice between the porch piers as specified in the <i>Guidelines</i> .

FIGURES

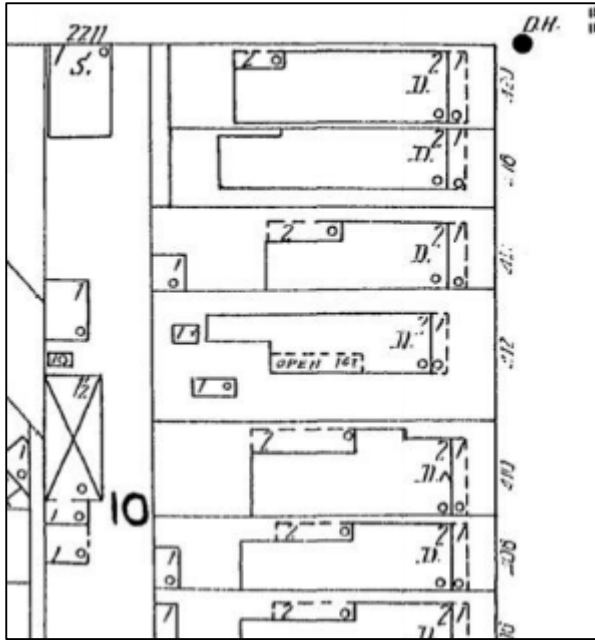


Figure 1. 1905 Sanborn Map.



Photograph 1. 418 North 23rd Street, ca. 1977.

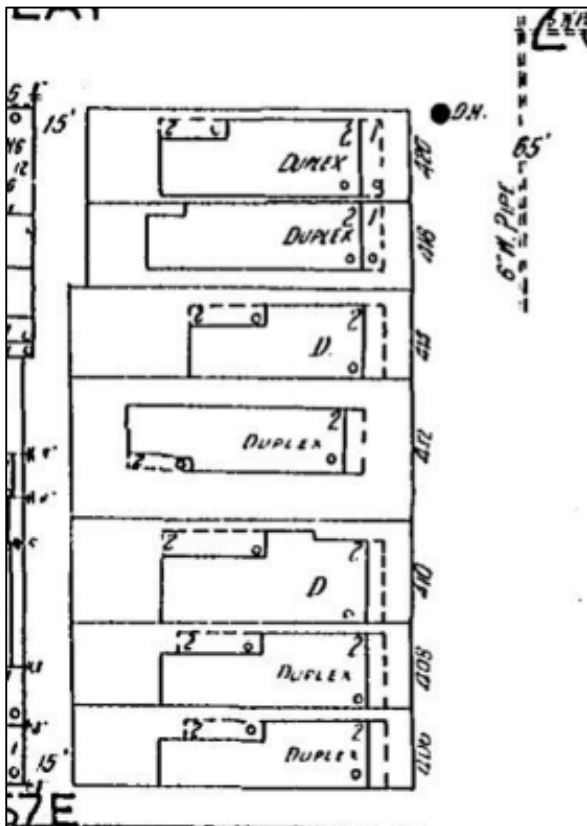


Figure 2. 1952 Sanborn Map.



Photograph 2. 418 North 23rd Street, current conditions.