

**COMMISSION OF ARCHITECTURAL REVIEW
STAFF REPORT
April 24, 2018, Meeting**

16. COA-033501-2018 (S. Tuttle)

**815 North 22nd Street
Union Hill Old and Historic District**

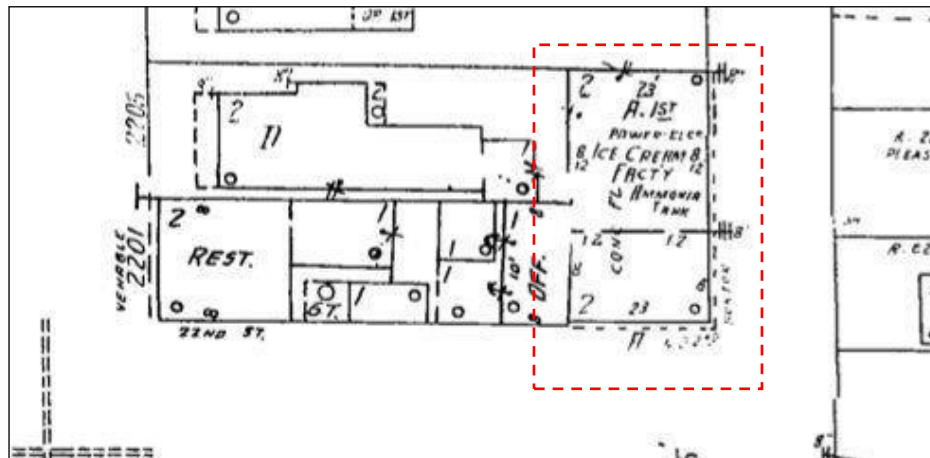
Project Description:

**Rehabilitate the existing structure
and construct a 2 story rear addition.**

Staff Contact:

K. Chen

The applicant requests approval to rehabilitate a structure at the corner of North 22nd Street and Burton Street in the Union Hill Old and Historic District. The existing structure is composed of a 1932 masonry building with a stucco finish and a modern frame addition at the rear which was constructed prior to the establishment of the City Old and Historic District. The historic structure was built as an ice cream factory which was part of a complex of buildings that included office space and a retail establishment that addressed Venable Street. In addition to the existing portion of the structure, the ice cream factory included another two story element which completely covered the lot as seen in the Sanborn maps and also as evident in the remnants of the concrete foundation on the site.



1950 Sanborn Map

In addition to the modern rear addition, the historic structure has been altered over time to include the stucco cladding which has obscured many original details. The applicant has stated that all window openings in the original section have been rebuilt and there is no evidence on the interior of the historic masonry openings. The historic asymmetrical three bay façade included brick quoins, arched window heads and double doors on the second story, brick window and door surrounds, and a decorative frieze.



1977 Historic Richmond Foundation Survey



1993 Union Hill Historic District Survey



Existing Condition of the Façade of 815 North 22nd Street

The applicant is proposing to rehabilitate the existing historic structure by restoring the arched windows and paired doors on the second story. The windows will have fixed glass panels and a pair of glass and wood doors will be installed in the center opening with a glass guardrail in front. The center opening on the ground floor will be opened and converted to a recessed vestibule with doors serving the residential unit on the second floor and the commercial space on the first floor. The opening on the north (right) side of the façade will be returned to door length and receive fixed glazing and the window opening on the south (left) side will remain with a recessed panel below.

The applicant is proposing to demolish the existing frame addition and concrete block wall and construct a new 2 story addition at the rear of the original structure. The addition is of similar size and scale to the addition that will be demolished.

Previous Reviews: An application for this property, with a different applicant, was reviewed in April 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 front yard setback will not be altered and the addition is located at the rear of the property and set in from the property line. This is a corner property but there are only accessory building facing Burton Street in this block.

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

New buildings should face the most prominent street bordering the site

The corner building will address both N.22nd Street and Burton Street. The primary entrance will be from N. 22nd Street with an accessible entrance on Burton 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 new addition is similar in form to the existing addition and reflective of the larger addition that once occupied the rear of the property. The addition is spare in detail but offers a three-bay ranked elevation facing Burton Street that is similar to the residential buildings found throughout the district. The rear and north elevation are more contemporary in character.

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

The proposed project incorporates human-scale elements including vertically ranked windows and a recessed entrance.

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

Dimensioned elevations were not provided but the addition is shown in context with the historic building and is of a similar height.

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

The proposed addition is similar in width to the adjacent houses and maintains the 3-bay, vertical alignment, and symmetry of the surrounding buildings.

- 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 windows. The proposed Burton Street elevation is consistent with patterns in the district. The window pattern on the rear and north side of the addition is very simple with aligned window heads.

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

- 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 is consistent with new and historic structures in the District. No material specifications were provided.

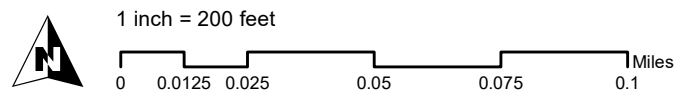
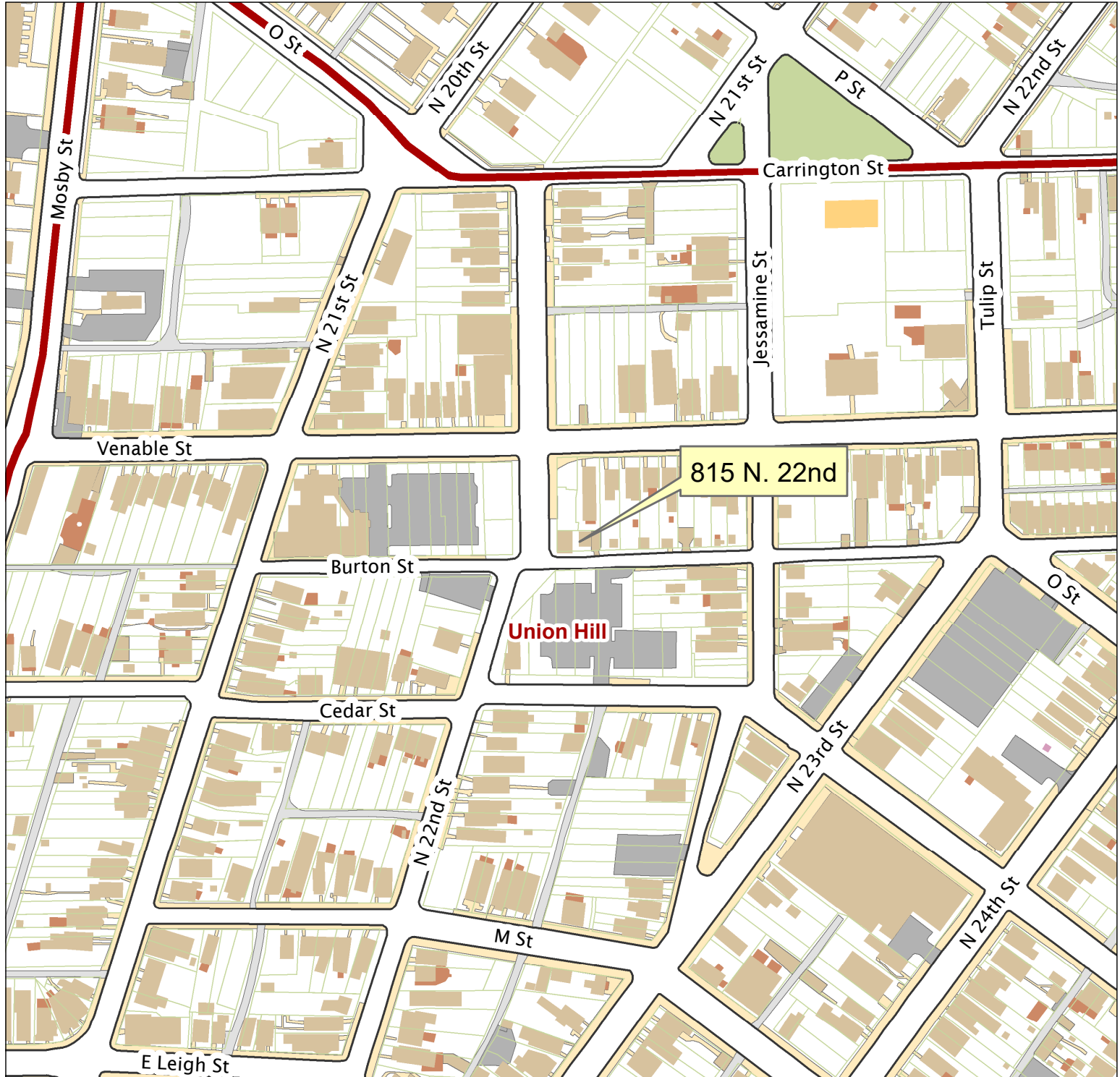
The following items will need to be included for final review (please refer to the Commission's New Construction Checklist and Required Dimensions document for additional details):

1. Dimensioned floor plans, elevations, and site plan
2. List of windows and doors, including size, material and design
3. List of materials and finishes
4. Dimensioned site plan
5. Context plan and elevations

815 N. 22nd Street

City of Richmond, VA

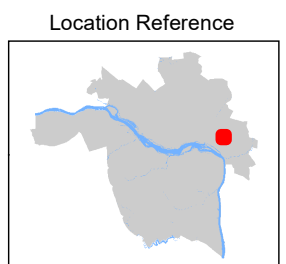
Geographic Information Systems



Map printed by palmquwd on 2018.04.18.

Document Path: G:\PDR\Planning & Preservation\CAR\Applications\Base Maps\Base Map.mxd

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COMMISSION OF ARCHITECTURAL REVIEW

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

PROPERTY (location of work)
Address 815 N 22nd St
Historic district Union Hill

Date/time rec'd: 4-3-18 / 10:25 am
Rec'd by: _____
Application #: _____
Hearing date: _____

APPLICANT INFORMATION

Name Sam Tuttle
Company Streetcar Properties
Mailing Address 615 N 25th St
Richmond, VA 23223

Phone 757-903-6669
Email sam@streetcarproperties.com
Applicant Type: Owner Agent
 Lessee Architect Contractor
Other (please specify): _____

OWNER INFORMATION (if different from above)

Name _____
Mailing Address _____

Company _____
Phone _____
Email _____

PROJECT INFORMATION

Review Type: Conceptual Review Final Review
Project Type: Alteration Demolition New Construction
(Conceptual Review Required)

Project Description: (attach additional sheets if needed)
Renovation of 815 N 22nd Street to include upstairs apartment and ground floor commercial space. Existing non-historic rear addition to be demolished and new addition with similar footprint to be added. Please see attached report.

ACKNOWLEDGEMENT OF RESPONSIBILITY

Compliance: If granted, you agree to comply with all conditions of the COA. Revisions to approved work require staff review and may require a new application and CAR approval. Failure to comply with the COA may result in project delays or legal action. The COA is valid for one (1) year and may be extended for an additional year, upon written request.

Requirements: A complete application includes all applicable information requested on checklists to provide a complete and accurate description of existing and proposed conditions. Preliminary review meeting or site visit with staff may be necessary to process the application. Owner contact information and signature is required. Late or incomplete applications will not be considered.

Zoning Requirements: Prior to CAR review, it is the responsibility of the applicant to determine if zoning approval is required and application materials should be prepared in compliance with zoning.

Signature of Owner Sam Tuttle

Date 4-2-18