



the existing structure. The Commission noted that the details of the façade should be retained including the porch details in any new construction.

With this application, the applicant is proposing to construct a new single family home which will replicate the front gable of the historic home and include a large addition with a shed roof that will be offset closer to the side property line. The applicant is proposing to align the two bay façade and front porch with that of the neighboring home. The gable roof and porch roof will be clad in standing seam metal. The front porch will include wood columns to match the existing columns, wood Richmond rail, and tongue and groove wooden decking. The gable roof portion of the structure will be 16 feet long and approximately 23'-4" in height at the roof ridge. The shed roof portion of the structure will be approximately 48' in length and project approximately one foot to the south of the gable roof portion. The structure will be clad in smooth fiber cement siding with a 6" reveal. The applicant is proposing to install 1/1 wood windows. The applicant is proposing a wooden deck at the rear of the structure.

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 45 of the *Richmond Old and Historic District Handbook and Design Review Guidelines* utilizing the checklist below.

**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 applicant is proposing to align the structure with the adjacent property as it will be attached to the structure.

    

**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 structure is an attached structure which will align with the adjoining structure.

    

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

The structure addresses North 24<sup>th</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 gable roof portion of the project is of a similar scale to the existing structure. The applicant has incorporated the full façade porch and the two bay organization on the façade that characterize the existing double house.

Staff has concerns regarding the rear portion of the structure. The structure reads as a side gable home with a rear two story shed roof addition. Though this composition with a gable and shed roof is found in the district, the proposed minor projection of the shed roof element is not a building form found in the district. Examples are found in the district of the rear portion of the home projecting the width of a bay, but the minor projection is not characteristic of the district. Staff recommends the shed roof portion be setback from the building wall of the gable roof portion or align with the building wall of the gable roof portion. Staff additionally has concerns that the length of the building is not consistent with the historic structures in the district as it is much longer, and the mass of this element dwarfs the front gable portion of the structure.

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

The new construction incorporates human-scale elements including a front door and front porch.

- 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 matches the height of the attached home.

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

The project is of similar width to single family homes on the block, and the façade of the structure includes the vertical alignment and symmetry of the attached home. Staff recommends this vertical alignment be continued in the visible first bay of windows on the side elevation.

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

The proposed windows are of typical size, proportion, and spacing patterns found in the district. Staff recommends the applicant install 6/6 windows on the façade to be consistent with the attached house and with Greek Revival homes in the district.

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

The porch and cornice heights are the same as the adjacent attached structure. Staff has concerns about the ability of the applicant to effectively align the porch and cornice heights of the proposed structure with that of the adjacent home if the existing home is completely demolished. Staff encourages the applicant to consider retaining elements

of the façade of the existing home to include the framing to ensure the roof line and walls of the proposed and existing neighboring structure align so that the structure continues to read as a double house.

**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 smooth fiber cement siding; wood doors; wood windows; membrane roofing; standing seam metal roofing, and a CMU foundation clad in brick on the façade. Staff finds the materials are compatible with the frame structures found in the district. As prefabricated standing seam metal roof systems would not be appropriate for the gable nor the porch roof, staff recommends the applicant install a hand formed standing seam metal roof for the gable roof, and a metal roof with flat-lock seams or a membrane roof for the porch roof. Staff also recommends the brick cladding of the foundation be extend throughout the gable portion of the structure.

The following items will need to be included for final review:

1. Window and door head and sill heights on the elevations.
2. Material specifications for the doors and standing seam metal roofing.
3. Narrative of how the project meets the Commission's Guidelines.
4. A context site plan.