

**COMMISSION OF ARCHITECTURAL REVIEW
STAFF REPORT
December 19, 2017 Meeting**

9. **COA-027041-2017** (C. White)

**2200-2202 M Street
Union Hill Old and Historic District**

Project Description:

Construct a duplex.

Staff Contact:

M. Pitts

The applicant requests approval to construct two attached single family dwellings in the Union Hill Old and Historic District. The proposed structure will be located on a vacant corner lot at the intersection of North 22nd Street and M Street.

The subject lot is adjacent to a 2-story duplex constructed prior to the establishment of the district in 2007. Adjacent to the new construction are a group of Late Victorian 2-story frame homes with projecting square bays. The double house at 2210 - 2212 M Street has a false mansard roof and each half has a rectangular 2-story 3-sided projecting bay. The structure immediately across M Street is a 2-story frame Italianate building oriented to North 22nd Street. The adjacent blocks are primarily developed with 2-story, 3-bay Italianate and Greek Revival dwellings.

The proposed new construction will be a two-story, frame, Late Victorian-inspired structure with a front stoop and a false mansard primary roof clad in architectural shingles. The structure will be 28'-5" at the peak and will be 37'-5" wide. The façade of each single family dwelling has a two-story, three-sided projecting bay with a conical roof and an additional bay with a 2nd story window aligned with the half-light front door. The side elevations contain 2/2 windows whose head heights align. The structure will be clad in fiber cement siding. The applicant is proposing a small deck at the rear of each structure which is accessible by pairs of double doors.

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* utilizing the checklist below.

S=satisfies

D=does not satisfy

NA=not applicable

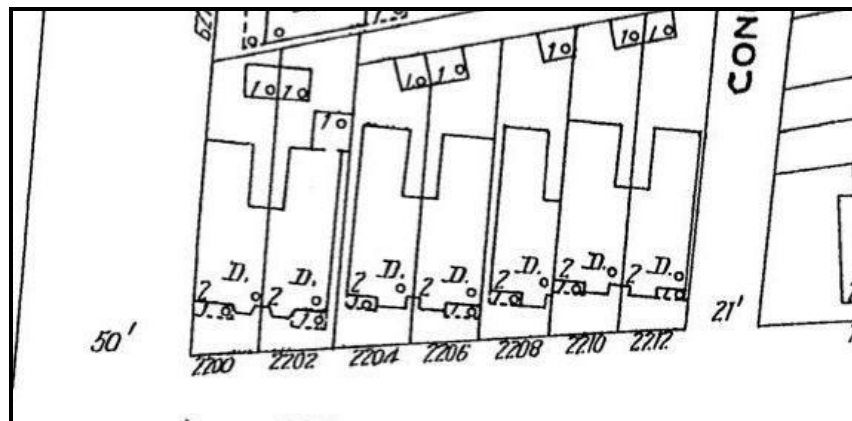
S D NA

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

The applicant has not provided a context site plan.

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

The historic pattern on the block was the projecting bay of the house to the east aligned with the front building wall of the adjacent house to the west. This was the same condition for the double houses at 2200-2202 M Street and 2204-2206 M Street which have since been demolished. The applicant has not provided a context site plan to compare to the historic pattern.



1905 Sanborn Map

New buildings should face the most prominent street bordering the site

The structure addresses M Street which is the primary street frontage. The proposed project is located on a corner lot and interacts with North 22nd Street through the presence of windows on the side elevation. Staff encourages additional architectural elements as recommended by the Commission's Guidelines for Corner Properties (pg. 48) be included on this side elevation.

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 proposed building form is compatible with the buildings in the district and the subject block. The applicant has incorporated elements that characterize the subject block including the false mansard roof and the projecting bay. Staff recommends the height of the false mansard be similar to the false mansard roofs on the block. Staff has concerns that the proposed conical roof of the projecting bay is not characteristic

of the subject block as the projecting bays on the subject block are rectangular projections, and the projecting bay on the demolished home at the property was a modest three-sided projecting bay with a flat roof. Staff recommends the applicant consider simplifying the proposed projecting bays' design to include an alternate roof design. As front porches including smaller porticos in the district typically have roofs, staff recommends a roof be added to the proposed front stoop.

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

The proposed project incorporates human-scale elements including a cornice, front stoops, and front steps as part of the project. The Guidelines encourage human scale elements be included on the secondary, corner elevation for corner properties. The Commission may wish to consider if additional architectural elements should be incorporated into the North 22nd Street elevation of the structure.

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

The typical height of the surrounding buildings is 2 to 2 ½ stories. The proposed 2 story structure is in keeping with the typical height of the surrounding buildings.

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

The proposed project does maintain the vertical alignment and the symmetry of the surrounding buildings. Though the proposed structure is approximately 5 feet wider than the adjacent structure, the proposed width respects the typical width of double houses found in the district and is a similar width to the historic home at 2210 -2212 M Street.

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

The proposed windows on the façade are vertically aligned and symmetrically placed which is consistent with patterns in the district. As the Commission's Guidelines for Corner Properties note that windows and doors on the corner elevations should be organized following the principals of the primary elevation to include being aligned vertically, staff recommends the windows on the North 22nd Street Elevation be vertically aligned.

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

As a dimensioned context elevation has not been provided, staff is unable to determine the compatibility of the porch and cornice heights with the adjacent structure. The Commission's Guidelines for Corner Properties note that particular attention should be paid to the height of foundations to create an appropriately scaled appearance that relates to neighboring structures and is consistent with neighboring

properties and that heights should be kept to a level that will enhance, not detract, from the pedestrian experience. Staff recommends dimensions of the foundation height be provided.

- 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 utilizes fiber cement siding and trim; composite windows, architectural shingles, steel railings, and a brick foundation. The materials are compatible with frame structures found in the district.

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. Fully dimensioned elevations
2. Roof plan
3. List of windows and doors to include size, material, and design
4. Description of all materials (attach specification sheets if necessary)
5. Site plan to include parking, trash, and mechanical equipment locations
6. Dimensioned context elevation and site plans.
7. Statement of how the *Richmond Old and Historic District Handbook and Design Review Guidelines* informed the proposed work.