

8. COA-047066-2019

PUBLIC HEARING DATE

January 22, 2019

PROPERTY ADDRESS

312 North 32nd Street

DISTRICT

St. John's Church

APPLICANT

Center Creek Homes

STAFF CONTACT

Carey L. Jones

Commission of Architectural Review

STAFF REPORT



PROJECT DESCRIPTION

Construction of a single-family residence on a vacant lot.

PROJECT DETAILS

- Construction of a new, two-story, 2,400 square foot, detached, single family residence,
- Front façade will be two bays wide with a one-story, full-width front porch; a two-story projecting bay topped with a pediment; a single leaf door with a single window above; and a false mansard roof.
- Rear elevation will feature a one-story deck, single entry door, and two windows on each floor.
- The right and left side elevations will have a mix of window sizes and spacing.
- Decorative details include a denticulated cornice line, shingles on the mansard and pediment, and square columns to support the shed roof porch.
- Proposed materials are: composite tile for the shingle roof; fiber cement siding; wood composite for the trim pieces; wood composite double hung, simulated divided light windows; and fiberglass doors.



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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" on pages 44, and 46-56 of the Richmond Old and Historic District Handbook and Design Review Guidelines utilizing the Guidelines presented below.

PREVIOUS REVIEWS

None.

SURROUNDING CONTEXT

The surrounding area is mostly residential in character. The majority of the houses are single-family, two stories in height, two or three bays wide with Victorian details such as false mansards, projecting bay windows, and one-story, full-width porches. The residential buildings utilize a mix of exterior materials including masonry and wood siding, slate shingles, wood porches, and masonry sills. At the corner of East Broad and North 32nd Street is the Mount Carmel Baptist Church, a large, masonry Gothic Revival Church. There are also three vacant lots on the block and two at the corner of North 32nd St and East Marshall Street.

STAFF COMMENTS

Staff recommends that:

- The windows on the visible bays of the side and rear elevations be vertically and horizontally aligned.
- The siding be smooth and without a bead.
- The front porch and rear deck be screened with wood lattice.

Staff requests the applicant submit the following for final review:

- Specifications for windows, roof shingles, and trim details.
- Dimensioned elevations for all sides of the building.
- Context elevation with dimensions.
- The location of the HVAC equipment.

STAFF ANALYSIS

Siting, pg. 46, #s2-3	<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>	The applicant has submitted a site plan which notes the face of the new construction will align with the face of the adjacent historic buildings at 310 and 314 North 32 nd Street.
	<i>3. New buildings should face the most prominent street bordering the site.</i>	The building faces North 32 nd Street, the prominent street for this lot.
Form, pg. 46 #s1-3	<i>1. New construction should use a building form compatible with that found elsewhere in the historic district.</i>	The two-story, detached, single-family house is consistent with others found on North 32 nd Street.
	<i>2. New residential construction should maintain the existing human scale of nearby historic residential construction in the district.</i>	The proposed building is two stories in height and maintains the existing scale of the surrounding buildings.
	<i>3. New residential construction and additions should incorporate human-scale elements such as cornices, porches and front steps into their design.</i>	The proposed project incorporates human-scale elements including a full-width, one-story front porch, projecting bay windows, and a decorative cornice.
Height, Width, Proportion, & Massing, pg. 47, #s1-3	<i>1. New residential construction should respect the typical height of surrounding residential buildings.</i>	Though the applicant did not provide a dimensioned elevation, the context view indicates the proposed building is similar in height to houses in the surrounding area.
	<i>2. New residential construction should respect the vertical orientation typical of other residential properties in surrounding historic districts.</i>	The project façade maintains the vertical alignment and symmetry of surrounding residential buildings. Staff has concerns about the irregular window spacing on the side elevations and <u>recommends the windows on the visible bays of the side elevations be vertically and horizontally aligned.</u>
	<i>3. The cornice height should be compatible with that of adjacent historic buildings.</i>	The applicant did not provide a dimensioned elevation; however, staff notes the context elevation indicates that the cornice height is compatible with the buildings at 310 and 314 North 32 nd Street.
Materials and Colors, pg. 47, #s2-4	<i>2. Materials used in new residential construction should be visually compatible with original materials used throughout the district.</i>	The applicant proposed to use fiber cement siding in a gray color. Staff finds the use of fiber cement to be appropriate for the exterior of this building. <u>Staff recommends the siding be smooth</u>

3. Paint colors used should be similar to the historically appropriate colors already found in the district.

4. Vinyl, asphalt, and aluminum siding are not permitted for use in City Old and Historic Districts. Other synthetic siding materials with a smooth, untextured finish may be allowed in limited cases, but approval by the Commission is always required.

and without a bead. Staff finds the proposed Westchester gray is compatible with other grey colors found in the palette for wood-frame, Italianate, Second Empire, and Queen Anne style residences.

New Construction, Doors and Windows, pg. 49 #3

3. 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.

Staff has concerns about the irregular window spacing on the side and rear elevations and recommends the windows on the visible bays of the side and rear elevations be vertically and horizontally aligned.

Decks, pg. 51, #4

4. Deck sub-decking should be screened with wood lattice work or with brick piers.

Staff recommends that the front porch and rear deck be screened with wood lattice.

Mechanical Equipment, pg. 68

The visual impact of new mechanical equipment should be minimized to protect the historic character of the district.

The applicant has not provided information about the location of new mechanical equipment. The Guidelines recommend that HVAC equipment be located in a side or rear yard and that rooftop units should be located so that they are minimally visible from the right of way. Staff requests the location of the HVAC equipment be submitted for final review.

FIGURES

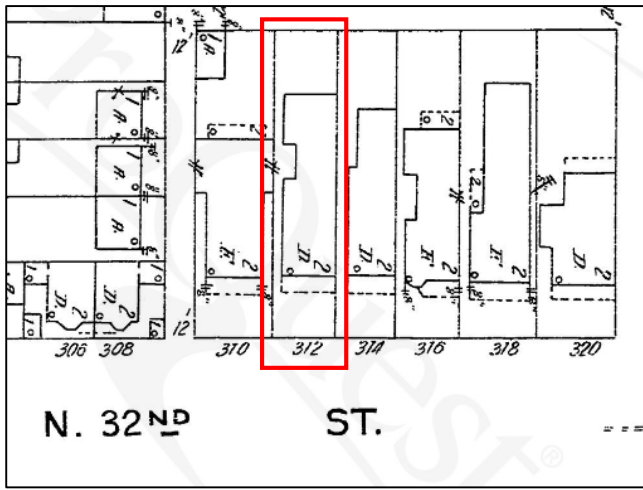


Figure 1. Sanborn Map, 1925.



Figure 2. Sanborn Map, 1950.



Figure 3. 312 North 32nd Street, ca. 1956.



Figure 4. 312 North 32nd Street, current conditions.



Figure 5. 310-314 North 32nd Street.



Figure 6. 314-318 North 32nd Street.



Figure 7. 311-317 North 32nd Street.



Figure 8. 312-314 North 32nd Street, context view.