

9. COA-049218-2019

PUBLIC HEARING DATE

February 26, 2019

PROPERTY ADDRESS

312 North 32nd Street

DISTRICT

St. John's Church

Commission of Architectural
Review

STAFF REPORT



APPLICANT

Center Creek Homes

STAFF CONTACT

C. Jones

PROJECT DESCRIPTION

Construct 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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STAFF RECOMMENDATION

APPROVE WITH CONDITIONS

PREVIOUS REVIEWS

The Commission conceptually reviewed this application at the January 22, 2019 meeting. The Commission was generally in support of the application and Commission members recommended that the windows on the visible bays of the side and rear elevations be vertically and horizontally aligned, that more windows be added to the right elevation, that the projecting bay be deepened, that the façade and porch details be reconsidered, and that the applicant consider roof gutters and downspouts and their positioning on the façade. The applicant has responded to staff and Commission recommendations and has realigned the side elevation windows, increased the depth of the projecting bay window, centered the second story rear elevation windows, added gutters and downspouts, added lattice below the front porch, and modified the rear deck railing detail.

STAFF RECOMMENDED CONDITIONS

- The applicant submit the details of the proposed fence for administrative review and approval.

STAFF ANALYSIS

Siting, pg. 46, #s2-3	2. <i>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.
	3. <i>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	1. <i>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.
	2. <i>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.
	3. <i>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, a projecting bay window, and a decorative cornice.
Height, Width, Proportion, & Massing, pg. 47, #s1-3	1. <i>New residential construction should respect the typical height of surrounding residential buildings.</i>	The applicant plans indicate the house will be 27'-6" in height and that the neighboring houses are 30 feet in height.
	2. <i>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. The applicant has responded to Commission recommendations and has aligned the windows on the visible bays of the side elevations.
	3. <i>The cornice height should be compatible with that of adjacent historic buildings.</i>	Information provided by the applicant indicates the cornice height will be compatible with the adjacent buildings.
Materials and Colors, pg. 47, #s2-4	2. <i>Materials used in new residential construction should be visually compatible with original materials used throughout the district.</i> 3. <i>Paint colors used should be similar to the historically appropriate colors already found in the district.</i> 4. <i>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.</i>	The applicant proposes 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. The applicant has provided specifications which indicate the siding will be smooth 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. <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 applicant has responded to Commission recommendations and has vertically and horizontally aligned the windows on the visible bays of the side elevations.

Decks, pg. 51, #4	<i>4. Deck sub-decking should be screened with wood lattice work or with brick piers.</i>	The applicant has responded to staff requests and has included lattice details below the front porch.
Mechanical Equipment, pg. 68	<i>The visual impact of new mechanical equipment should be minimized to protect the historic character of the district.</i>	The applicant has responded to staff requests and has submitted a site plan which indicates the HVAC equipment will be located to the rear of the house.
Fences and Walls, pg. 51, #s1-3	<ol style="list-style-type: none"> <i>1. Fence, wall, and gate designs should reflect the scale of the historic structures they surround, as well as the character of nearby fences, walls, and gates.</i> <i>2. Fence, wall, or gate materials should relate to building materials commonly found in the neighborhood.</i> <i>3. Privacy fences along the side and rear of a property should be constructed of wood of an appropriate design. Privacy fences are not appropriate in front of a historic building.</i> 	The site plan indicates a new fence will be constructed at the 314 side yard and front. <u>Staff requests the applicant submit the details of the proposed fence for administrative review and approval.</u>

It is the assessment of staff that, with the conditions above, the application is consistent with the Standards for Rehabilitation and New Construction outlined in Section 30-930.7 (b) and (c) of the City Code, as well as with the Richmond Old and Historic Districts Handbook and Design Review Guidelines, specifically the pages cited above, adopted by the Commission for review of Certificates of Appropriateness under the same section of the code.

FIGURES

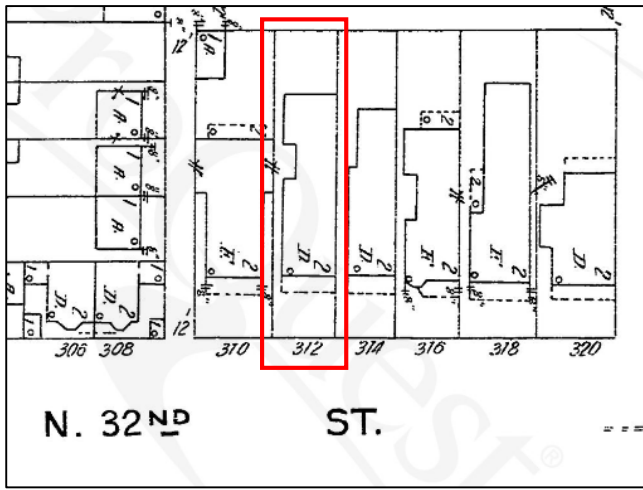


Figure 1. Sanborn Map, 1925.

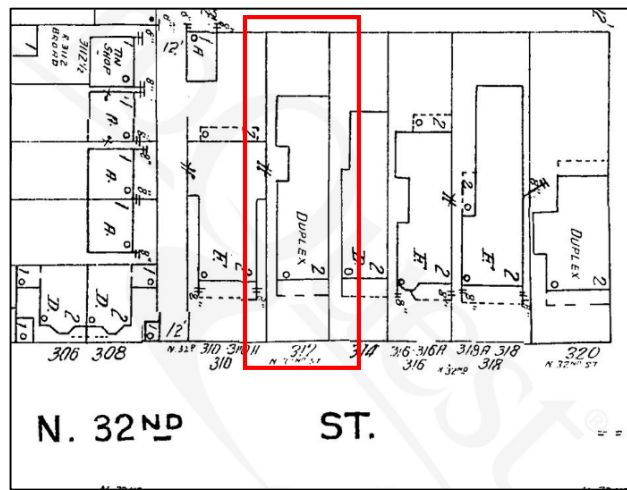


Figure 2. Sanborn Map, 1950.



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.