




Staff Report
City of Richmond, Virginia



Commission of Architectural Review

4. COA-142639-2024	Final Review Meeting Date: 5/28/2024
Applicant/Petitioner	Stanislav Lobkov
Project Description	Construct two single family attached dwellings.
Project Location	
Address: 2316-2318 Burton Street	
Historic District: Union Hill	
<p>High-Level Details:</p> <p>The applicant proposes to construct two attached dwellings on two vacant lots. The dwellings will be attached to the west elevation of an existing two-story, frame, four-unit, Italianate row.</p> <p>Historically, there were two additional end units, in the proposed location, which were demolished sometime in the late 1970s or early 1980s.</p> <p>The proposed new construction will be similar in design to the existing 2320-2326 Burton Street.</p>	
Staff Recommendation	Approval, with Conditions
Staff Contact	Alex Dandridge, alex.dandridge@rva.gov , (804) 646-6569
Previous Reviews	<p>This application was reviewed by the Commission at their April 2024 meeting. Overall, the Commission expressed concerns over the way that the existing building was drawn. It was unclear if alterations were going to be made to the existing building in addition to the construction of the two new attached units. The Commission believed that the building should be clad in either horizontal lap siding separated from the original with a vertical trim piece or be all brick. The windows were also discussed. It was stated that the new building should have larger windows to closer resemble those seen in a historic photograph.</p> <p>This application was presented at the February 27, 2024, Commission of Architectural Review meeting. Staff gave a presentation during the meeting and recommended approval of the project with conditions. The Commission voted to defer the application, as the applicant was not present and there were additional questions about the proposal. The Commission had questions about the actual height of the front porch compared to the existing building. Questions were raised about the appropriate degree of differentiation between the new buildings and the existing ones. The windows on the new construction were based on the design and dimension of the existing building, the windows of which had been previously altered in height. The appropriateness of mimicking previously altered windows was discussed.</p>

	The Commission conceptually reviewed this application in December 2023. Overall, the Commission was supportive of the project but raised some questions about the appropriateness of copying elements from the existing buildings which have undergone significant alterations. The Commission found the scale of the project to be in-keeping with the Union Hill City Old and Historic District. It was recommended that the applicant provide more detailed material specifications for the final review. The point of connection between the new construction and the existing buildings was unclear, and the applicant was asked to explain this design.
Conditions for Approval	<p>Staff recommends:</p> <ul style="list-style-type: none"> • final material selections and specifications be submitted for administrative review and approval. • final color selection matches the existing buildings, or a new color be submitted for administrative review and approval. • exterior mechanical equipment be located at the rear and screened from view. • windows be wood or aluminum clad wood, and that a final window schedule be submitted for administrative review and approval.

Staff Analysis

Guideline Reference	Reference Text	Analysis
Standards for New Construction-Residential, Siting, pg. 46	<p><i>1. Additions should be subordinate in size to their main building and as inconspicuous as possible. Locating additions at the rear or on the least visible side of a building is preferred.</i></p> <p><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. In cases where the adjoining buildings have different setbacks, the setback for the new building should be based on the historical pattern for the block.</i></p> <p><i>3. New buildings should face the most prominent street bordering the site.</i></p> <p><i>4. If setback waivers or any other waivers are needed, the applicant may petition the Commission to support a Board of Zoning Appeals (BZA) waiver.</i></p>	<p>The two attached dwellings will be constructed to match the setbacks of the existing building at 2320-2326 Burton Street. Matching this setback will reinforce the existing street wall. Because the applicant is proposing to attach the new building to the west elevation of 2320 Burton Street, they are required to receive a setback waiver from zoning. The applicant has received this waiver.</p> <p>On a site visit, it was observed that the dwellings on Burton Street have very shallow setbacks with no front yard.</p> <p>Often, it is recommended that new construction be differentiated from historic portions of a building with an inset, however, 2316-2318 Burton Street will be a reconstruction of a demolished portion of the existing buildings. For this reason, Staff finds that a setback or inset will not be necessary.</p> <p>The new construction will face Burton Street, the most prominent street bordering the site.</p>
Standards for New Construction-Residential, Form, pg. 46	<p><i>1. New construction should use a building form compatible with that found elsewhere in the historic district. Building form refers to the</i></p>	<p>The new construction will be two stories tall with a full width, one story, covered front porch. It will have a cornice feature and brackets. The façade will have two, one-over-one windows, on the second story of</p>

	<p><i>specific combination of massing, size, symmetry, proportions, projections, and roof shapes that lend identity to a building. Form is greatly influenced by the architectural style of a given structure.</i></p> <p><i>2. New residential construction should maintain the existing human scale of nearby historic residential construction in the district.</i></p> <p><i>3. New residential construction and additions should incorporate human-scale elements such as cornices, porches and front steps into their design. In Richmond, porches were historically an integral part of residential design and provide much of the street-level architectural character of Richmond's historic districts.</i></p>	<p>each dwelling. The windows are not vertically aligned, but slightly skewed between the first and second stories. This appears to mimic the existing configuration of windows and doors at 2320-2326 Burton Street.</p> <p>The new construction will be similar in height to other residential buildings found in Union Hill.</p> <p>2320-2326 Burton Street has a decorative cornice with brackets and sawn vents. The application states the new buildings will feature a simplified cornice and brackets that align with the cornice of the existing building.</p> <p>Since the last review, the applicant has provided details on the proposed cornice and bracket on the new construction. They will be simplified and differentiated from the historic ones on the original portion of the building.</p> <p>A simplified cornice is a means of subtle differentiation between the new and old.</p>
<p>Standards for New Construction-Height, Width, Proportion & Massing, pg. 47</p>	<p><i>1. New residential construction should respect the typical height of surrounding residential buildings.</i></p> <p><i>2. New residential construction should respect the vertical orientation typical of other residential properties in surrounding historic districts.</i></p> <p><i>3. The cornice height should be compatible with that of adjacent historic buildings.</i></p>	<p>Based on the drawings submitted in the application, the new construction will be the same height as the existing building at 2320-2326 Burton Street. This is in-keeping with the block and the Union Hill District.</p> <p>Since the last review, the applicant has revised the plans to increase the height of the windows on the new construction to better resemble the height seen in the historic photographs, and to address the commission's concerns about copying the inappropriately altered windows on the existing building.</p> <p>Staff supports the increase in window size on the new buildings.</p>
<p>Standards for New Construction-Materials & Colors, pg. 47</p>	<p><i>1. Additions should not obscure or destroy original architectural elements.</i></p> <p><i>2. Materials used in new residential construction should be visually compatible with original materials used throughout the district.</i></p> <p><i>3. Paint colors for new additions should complement the historically appropriate colors used on the primary structure. Paint colors used should be similar to the historically appropriate colors already found in the district (see Painting Section starting on page 60).</i></p> <p><i>4. Vinyl, asphalt, and aluminum siding are not permitted for use in City Old and Historic Districts. Other synthetic siding materials</i></p>	<p>The new construction will not obscure or destroy any original architectural elements of the existing building at 2320-2326 Burton Street.</p> <p>Since the last review, the applicant has revised the plans to show that the new buildings will be clad in fiber cement horizontal siding. The siding will be separated from the existing façade with a vertical trim piece.</p> <p><u>Staff recommends that all final material selections and specifications be submitted for administrative review and approval.</u></p> <p>Colors were not listed in the application. <u>Staff recommends that final color selection match the existing buildings, or a new color be submitted for administrative review and approval.</u></p> <p><u>Staff recommends that any exterior mechanical equipment be located at the rear and screened from view.</u></p>

	<p><i>with a smooth, untextured finish may be allowed in limited cases, but approval by the Commission is always required.</i></p> <p><i>5. Rooftop mechanical equipment should be located as discretely as possible to limit visibility.</i></p>	
<p>Standards for New Construction-Materials & Colors, pg. 49</p>	<p><i>1. The size, proportion and spacing patterns of door and window openings on a new addition should follow patterns established by the original building. Windows on most commercial and residential properties throughout Old and Historic Districts have a vertical orientation. Wide, horizontal so-called "picture windows" on new additions are strongly discouraged.</i></p> <p><i>2. The architectural appearance of original windows should be used as models for new windows. Changes in the sash, depth or reveal, muntin configuration, frame or glazing is strongly discouraged. New glass should be clear without reflective coatings, to be compatible with original glass.</i></p> <p><i>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.</i></p>	<p>According to the plans, the fenestration pattern matches the attached dwellings at 2320-2326 Burton Street. The windows will have a one-over-one pane configuration on the second story, which is an appropriate design for new construction. Windows on the first story will be six-over-six double hung windows which match the existing windows on 2320 to 2326 Burton Street.</p> <p>In general, historic buildings in Union Hill feature windows and doors that are vertically aligned. Photographic documentation shows that 2320-2326 Burton Street historically did not feature vertically aligned windows and doors; however, the windows were much larger. The new construction will mimic the off-set fenestration patten of the existing building. Staff finds this to be an appropriate solution.</p> <p>The rear of the building will have similar windows to the façade, but smaller windows on the first story. Staff believes that this rear elevation will be minimally visible from the public right-of-way.</p> <p><u>Staff recommends that the windows be wood or aluminum clad wood, and that a final window schedule be submitted for administrative review and approval.</u></p> <p>Since the last review, the applicant revised the plans to show that the new construction will have larger windows than the existing building. Staff finds this appropriate, as historical documentation shows that the building that once stood in this location had a dimension that was more typical of the historic district. It appears that the pane configuration will match that of the existing buildings, having a one-over-one configuration on the second story and a six-over-six configuration on the first story.</p>
<p>Standards for New Construction-Porches and Porch Details, pg. 49</p>	<p><i>1. Porch railings and balustrades are important character-defining features of historic buildings. The proportions of these railings are a significant contributing feature to the appearance of both the individual structure and the character of the entire neighborhood.</i></p> <p><i>3. New porch railing designs, compatible with the overall design of the building, will also be considered.</i></p> <p><i>5. Porch roofs are encouraged to utilize standing- or flat-lock metal</i></p>	<p>The front porch on the new construction will match that of 2320-2326 Burton Street.</p> <p>2320-2326 Burton Street features a full width covered front porch with an asphalt shingle roof supported by square posts and simple classically inspired capitols. The roof material and columns are not original to the building, as demonstrated by photographic documentation.</p> <p>Staff believes that it is appropriate to match the design and materials of the existing building's front porch, given that there have historically been two attached units in this location that were identical to 2320-2326 Burton Street, and they shared a continuous front porch.</p>

	<p><i>seam roofs that are hand-seamed, or closely approximate hand seaming. Seams that, in section, are large, rectangular seams, reminiscent of pre-formed seams utilized on prefabricated industrial or commercial structures, are not acceptable. Membrane roofs are acceptable substitutes for flat-lock seamed metal roofs.</i></p>	<p>2320-2326 Burton Street has a front porch that is flush with the sidewalk, therefore the front stairs are inset into the porch floor, so they do not encroach into the right-of-way. During the last review, the Commission had questions regarding the height of the front porch and the arrangement of the stairs. The applicant has revised the plans to show a more accurate representation of the existing front porch height, as well as the detailing of the front posts and railings. The plans indicated that no alterations are proposed to the existing building's porch or other architectural elements.</p>
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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. Assessor's Card photo showing the attached dwellings located at 2316-2326 Burton Street. The west end units are the former 2316-2318 Burton Street, the subject parcel's buildings were demolished sometime in the late 1970's or early 1980's.



Figure 2. 1905 Sanborn Map. Grouping of six attached, frame dwellings at 2312-2322 Burton Street (present day 2316-2326 Burton Street) can be seen at the corner of Burton and Pink Streets.

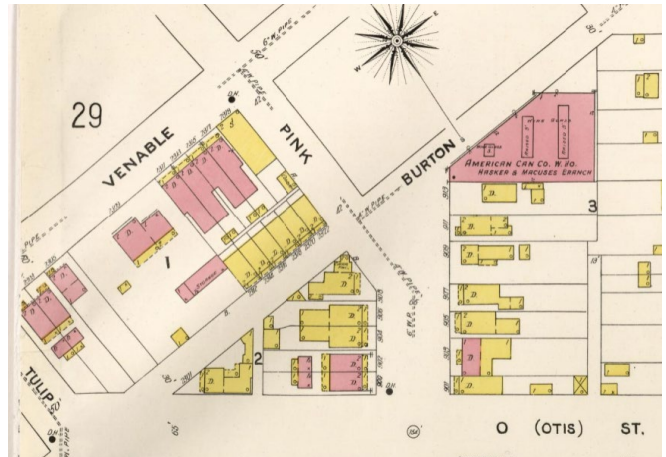


Figure 3. Existing conditions at 2320-2326 Burton Street.

Figure 4. Subject lot at 2316-2318 Burton Street.



Figure 5. Block context. Looking west down Burton Street. Existing buildings have a shallow setback and do not have front yards.



Figure 6. Steps on the front porch of 2320-2326 Burton Street are set back into the porch floor, rather than encroaching into the right-of-way.



Figure 7. Block context. Intersection of Burton and Tulip Streets looking east down Burton Street.



Figure 8. Cornice detail on existing buildings.

