

**COMMISSION OF ARCHITECTURAL REVIEW
STAFF REPORT
July 24, 2018 Meeting**

14. **COA-037950-2018** (M. McGinnis) **514 North 26th Street
Church Hill North Old and Historic District**

Project Description: **Construct a new single family dwelling.**

Staff Contact: **C. Jeffries**

Proposal: The applicant requests conceptual review and comment for the construction of a new detached single family dwelling on a vacant lot in the Church Hill North Old and Historic District. The applicant is proposing to construct a two-story frame Italianate-inspired dwelling with a 3-bay composition. The structure will have a 1-story full-width front porch. The structure will have a minimally sloped shed roof and an Italianate-inspired cornice. The windows will be vertically aligned, 1/1, double hung windows.

Surrounding Context: The subject block contains a mixture of historic structures and more recent construction. The homes on the even side of North 26th Street are 2-story frame Italianate and Greek Revival homes, as well as five brick single family attached row houses. Historic structures on the odd side of the block include brick and frame 2-story 3-bay Italianate homes. Recent construction on the block includes three frame single family homes constructed prior to the establishment of the district as well as a Victorian-inspired frame home approved by the Commission in 2010 and a frame multifamily structure approved in 2015.

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

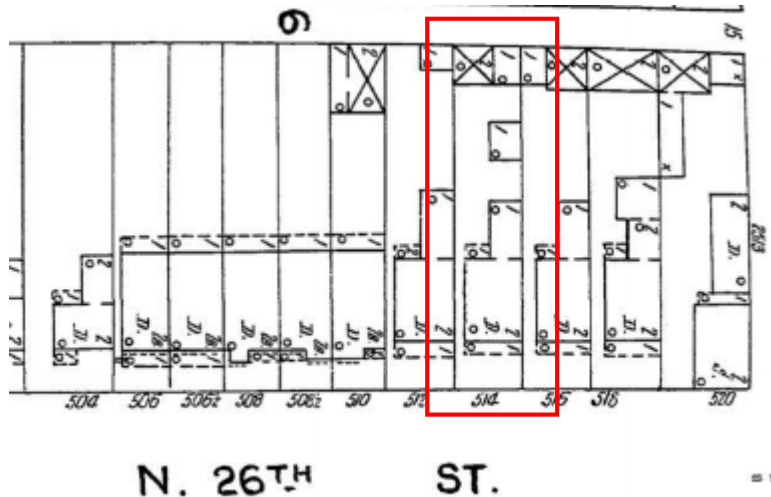
S **D** **NA**

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

The applicant has submitted a site plan which notes the front of the new construction will align with the face of the existing houses.

- 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 for the block is shown below.



1905 Sanborn Map of the 500 block of North 26th Street

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

The structure addresses North 26th 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 project utilizes elements found on structures nearby including a 3-bay façade, shed roof, front porch, and 2-story height.

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

The proposed project incorporates human-scale elements including front porches, front steps and a cornice.

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

The typical heights of the surrounding buildings are 2 stories. The proposed structure is also two stories.

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

The proposed project is similar in width to houses in the surrounding area. The project façade also maintains the vertical alignment and symmetry of surrounding buildings.

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

The proposed windows are vertically aligned and symmetrically placed which is consistent with patterns in the district.

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

A context elevation was not provided as part of this application.

- 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 submitted plans do not include details on materials other than the indication that hardiplank siding and a membrane roof are proposed. Details of the proposed materials will need to be submitted for final review. Staff notes that the rendering appears to depict round posts on the front porch. Staff recommends a square post be used rather than the round posts shown in the renderings.

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

1. List of all windows and doors, including size, material, and design
2. Details for all proposed materials
3. Dimensioned context site plan
4. Dimensioned context elevation
5. A detailed statement of how the project conforms to the *Guidelines*.