

**COMMISSION OF ARCHITECTURAL REVIEW  
STAFF REPORT  
March 27, 2018, Meeting**

17. **COA-031753-2018** (Dobrin Homes)

**617 West 21<sup>st</sup> Street  
Springhill Old and Historic District**

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

**Staff Contact:** **M. Pitts**

**Proposal:** The applicant requests conceptual review and comment for the construction of a new detached single-family house on a vacant lot in the Springhill Old and Historic District. The applicant proposes to construct a 2 ½ story frame structure with front-gabled roof to be clad in architectural shingles. The façade will have a 3-bay composition and a 2-story full façade front porch with Richmond rail and square columns. The structure will be 32' in height to the ridge. The structure will be clad in fiber cement siding with vinyl windows.

**Surrounding Context:** Adjacent to the proposed project to the north is a single-story Craftsman Bungalow with a low-pitched, front-gabled roof, and a full-width, front-gabled porch. The lot to the south is larger than the subject lot and is developed with a 2 ½ story Colonial Revival style home with a front-gabled roof, symmetrical façade, returning cornice, and a full-width porch. Across the street from the subject lot is a privately owned, undeveloped, wooded lot. The 500 and 600 blocks of West 21<sup>st</sup> Street are developed with a mix of single story Craftsman Bungalows and 2 ½ story historic frame homes with front-gabled roofs.

**Previous Reviews:** This application has not come before the Commission.

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*.

**S=satisfies**

**D=does not satisfy**

**NA=not applicable**

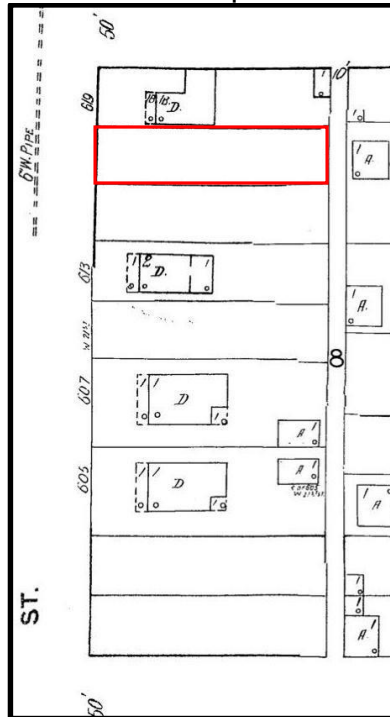
**S**    **D**    **NA**  
     

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

The applicant has not provided a 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**

A context site plan was not provided. The historical pattern of the block is consistent with the setback pattern of the historic structures on the block as it appears half of the block including the subject lot was not developed.



1950 Sanborn Map

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

The structure addresses West 21<sup>st</sup> 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 in the district including a front-gabled roof, full-width porches and a 3-bay symmetrical composition. Staff has concerns that the 2-story front porch is not a building form found in the district.

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

The proposed project incorporates human-scale elements including a front porch and front stairs. Staff requests additional details be provided about how the building will be accessed from the sidewalk and requests a site plan to include details of the stairs from the sidewalk be included.

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

The structure appears to be the same height as the adjacent 2-story structure in the photographs provided. Staff recommends that applicant provide the overall height of the structure and adjacent structures on the context elevation. While the structure is considerable taller than the single-story homes in the district it is consistent in height with the 2 ½ structures found throughout the district. This variation in height is a characteristic of the Springhill Old and Historic District.

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

The context site plan was not provided to compare the project's width with adjacent properties though staff believes the 20' width is consistent with the single-family homes in the district. The proposed 3-bay, symmetrical façade is consistent with the composition of homes in the district.

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

The typical fenestration pattern in the district includes evenly spaced ranked single and paired windows. The proposed fenestration on the façade is consistent with patterns in the district. Staff has concerns about the alignment of the windows on the right and rear elevation. Staff recommends at least the first bay of window on the right elevation be vertically aligned and that the fenestration on the rear elevation which will be visible from the alley follow a more consistent pattern.

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

Per the context photographs provided, the porch height aligns with that of the adjacent structure 2-story structure. Staff recommends a dimensioned context rendering 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 frame construction is consistent with structures in the District. As the Commission typically does not approve vinyl windows, staff recommends the windows be aluminum clad wood windows.

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 to include window head and sill heights
2. Dimensioned context site plan and elevation.

3. Site plan to include parking, trash, and mechanical equipment locations and any hardscaping necessary to access the sidewalk.
4. Statement of how the *Richmond Old and Historic District Handbook and Design Review Guidelines* informed the proposed work.