Staff Report
City of Richmond, Virginia

Commission of Architectural Review

COA-096612-2021	**Conceptual Review** **Meeting Date:** 8/24/2021
Applicant/Petitioner	Mark Baker – Baker Development
Project Description	Construct two new, two-story, single-family, semi-attached residences.
Project Location **Address**: 2309-2311 Carrington St. **Historic District**: Union Hill **High-Level Details:** • The applicant is proposing to construct two, three-bay, three-story, single-family, semi-attached residences on a vacant lot. • 2309 Carrington is proposed to be set back 3' 4" from 2311 Carrington. • Each proposed residence will be 19' in width. • The residences will have a single-bay, one-story, covered front porch, standing seam metal roofs, and dormer windows. • The materials of the new residences will consist of hardie siding, wooden doors, TPO roofing, wooden shutters, and aluminum gutters and down spouts.	
Staff Recommendation	**No action**
Staff Contact	Alex Dandridge, alex.dandridge@rva.gov
Previous Reviews	None
Staff Recommendations	• Staff recommends that the shutters be operable, and not fixed, and are proportionate to the windows.

Staff Analysis

Guideline Reference	Reference Text	Analysis
Siting, pg. 46, #s1-3	*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.*	The proposed residence will be set back further than the proposed neighboring new construction and the existing buildings. While the setback does not match that of other existing buildings the established

	3. New buildings should face the most prominent street bordering the site.	setback pattern of the Union Hill Old and Historic District is irregular on many blocks. The building will face the most prominent street, Carrington.
Form, pg. 46, #s1-3	*1. New construction should use a buildingform compatible with that found elsewhere in the historic district.* *2. New residential construction should maintain the existing human scale of nearby historic residential construction inthe district.* *3. New residential construction and additions should incorporate human-scaleelements such as cornices, porches and front steps into their design.*	The proposed new construction will have a building form that is generally in-keeping with the Union Hill City Old and Historic District, being attached residences with a mansard roof and covered front porches.
Height, Width, Proportion, & Massing, pg. 47, #s1-3	*1. New residential construction should respect the typical height of surroundingresidential buildings.* *2. New residential construction should respect the vertical orientation typical ofother residential properties in surrounding historic districts.* *The cornice height should be compatible with that of adjacent historicbuildings.*	New construction will be taller than the surrounding residences. Proposed new construction will respect the vertical orientation of other residential properties in the surrounding district.
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 shouldbe compatible with patterns established within the district.*	The proposed new construction will have vertically-aligned single windows on the front and side facades, and vertically-aligned paired windows on the rear. There will be a main front entry door with a transom, and a rear door. Staff finds that the spacing and alignment of the windows and doors are in-keeping with the established patterns found on the block.
New Construction, Materials & Colors, #2&3 pg. 53	*2. Materials used in new construction should be visually compatible with original materials used throughout the surrounding neighborhood.* *3. Rooftop mechanical equipment shouldbe located as discretely as possible to limit visibility. In addition, appropriate screening should be provided to conceal equipment from view. When rooftop railings are required for seating areas or for safe access to mechanical equipment,the railings should be as unobtrusive as possible, in order to minimize their appearance and visual impact on the surrounding district.*	The proposed new construction will utilize wooden architectural elements, hardie plank, lap siding, standing seam metal, and TPO roofing all of which are materials that are in-keeping with the district. Based on the site plan provided by the applicant, the HVAC units will be located on secondary elevations. Staff notes that the HVAC unit for 2311 Carrington will be screened by the existing residence at 2313 Carrington Street, however anticipates that the HVAC unit for 2309 will be visible from Carrington Street and recommends that means of screening this unit be submitted for final review.
Building Elements,	*21. Wood shutters must be functional (mounted on hinges) and not nailed or fixed to the wall*	The applicant is proposing wooden shutters on the front projecting bay. Staff

Windows, Shutters, #21, pg. 70	*surface. Fixed shutters were often used as enclosures on historic porches. New fixed shutters may be used to enclose a portion of a historic or new porch to conceal modern additions.*	recommends that the shutters be operable, and not fixed, and are proportionate to the windows.

Figures

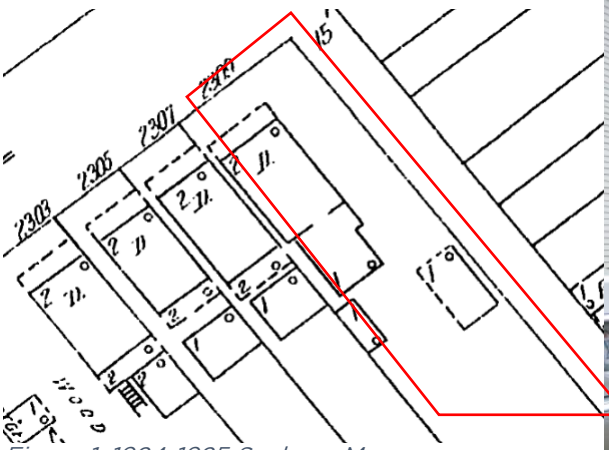

Figure 1. 1924-1925 Sanborn Map

Figure 2. Current vacant lot

Figure 3. Pink Street and Carrington Street

Figure 4 CAR approved new construction 2317 Carrington Street