



Staff Report
City of Richmond, Virginia



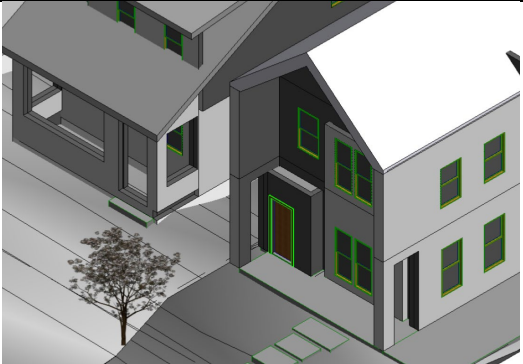
Commission of Architectural Review

7. COA-117624-2022	Final Review	Meeting Date: 9/27/2022
Applicant/Petitioner	Jason Hendricks	
Project Description	Construct a new single-family dwelling and rear garage on a vacant lot, and construct a new garage at the rear of an existing dwelling.	
Project Location		
Address: 601-603 W. 19 th St.		
Historic District: Springhill		
High-Level Details: <ul style="list-style-type: none"> The applicant proposes to construct a new two-story dwelling at 601 W. 19th Street. There is an existing dwelling located at 603 W. 19th Street. The applicant proposes to construct two accessory dwelling units with first-story garages to the rear of both properties. 		
Staff Recommendation	Approval, with Conditions	
Staff Contact	Alyson Oliver, alyson.oliver@RVA.gov , 804-646-3709	
Previous Reviews	This application was conceptually reviewed at the April 2022 Commission meeting. The Commission expressed concern over the front entrance of the proposed dwelling, as there wasn't a traditional front porch feature that is seen on other dwellings on the block. The Commission also asked about the pitch of the roof, and whether or not it was steeper than the historic precedent of the district.	
Conditions for Approval	Staff recommends approval with the following: <ul style="list-style-type: none"> Additional human-scale detailing be added to the front façade, such as the inclusion of a first-story awning above the door and first floor windows to replicate the feel of a traditional front porch. Final design to be submitted to chair and vice-chair for approval. All windows be constructed of wood or aluminum-clad wood and that a final window schedule be submitted to staff for administrative review and approval. Garage doors on the proposed ADUs be simple in design and 	

	<p>not incorporate any faux hardware.</p> <ul style="list-style-type: none"> Final material and color specifications for all new construction be submitted for administrative review and approval.
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Staff Analysis

Guideline Reference	Reference Text	Analysis
Siting, pg. 46, #2-3	<ol style="list-style-type: none"> <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> <i>New buildings should face the most prominent street bordering the site.</i> 	<p>The setback and orientation of the proposed new construction dwelling is compatible with the other residential dwellings found on the surrounding block.</p>
Form, pg. 46, #1-3	<ol style="list-style-type: none"> <i>New construction should use a building form compatible with that found elsewhere in the historic district. Building form refers to the 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> <i>New residential construction should maintain the existing human scale of nearby historic residential construction in the district</i> <i>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>The newly proposed dwelling features a contemporary design. While this architectural style differs from other dwellings found on the surrounding block, the general massing and height of the proposed dwelling is compatible with other nearby dwellings.</p> <p>The design submitted for conceptual review in April 2022, featured a 12/12 (45 degree) roof pitch, which was steeper and, therefore, not compatible with other dwellings found on the surrounding block. The new plans have been revised to feature a 10/12 roof pitch. Staff finds this revised pitch to be more in keeping with the character of the neighborhood.</p> <p>In lieu of a traditional porch, the new dwelling proposes a front façade that is recessed from the projecting frame of the building (see image below). Changes in projection on the front façade have been used to try to achieve human-scale detailing. Openings have also been added to visually link to the other front porches along 19th Street. While staff is supportive of the contemporary design, <u>staff continues to recommend that the front façade include additional human-scale detailing, such as the inclusion of a first-story awning above the door and first floor windows to replicate the feel of a traditional front porch.</u></p>

		
Height, Width, Proportion, & Massing, pg. 47, #1-3	<ol style="list-style-type: none"> 1. <i>New residential construction should respect the typical height of surrounding residential buildings.</i> 2. <i>New residential construction should respect the vertical orientation typical of other residential properties in the surrounding historic districts.</i> 3. <i>The cornice height should be compatible with that of adjacent historic buildings.</i> 	The proposed two-story dwelling is generally compatible with the vertical orientation and height of other dwellings found on the surrounding block.
New Construction, Corner Properties, pg. 48, #5	<i>For residential corner properties, we strongly encourage the use of architectural elements that are typical of residential corner properties in Richmond's historic districts: porches that turn from primary to secondary elevations, corner towers, projecting bay windows, side entrances (including porticos, and shed roofs, where appropriate), side porches, lighting related to that on the primary elevation, and other similar treatments that treat the secondary corner elevation as an architecturally important elevation.</i>	<p>The proposed new construction dwelling is located on a corner lot. Additional detailing has been included on the secondary elevation, including a projecting element and side entrance. Since conceptual review, the design of the tower has been updated to include a parapet that extends above the eave.</p> <p>Staff also notes that the interior side of the proposed dwelling features a rooftop projection, which may be more appropriate on the street-side of the dwelling. The design of this projection has also been updated since conceptual review and now features a flat roof rather than a shed roof design. <u>Staff recommends the applicant consider relocating the roof-top projection to the street-facing side elevation above the proposed projection.</u></p>
New Construction, Doors and Windows, pg. 49, #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>	<p>Renderings submitted with the application show simple one-over-one windows on the street-facing and rear facades in a vertically aligned and consistent pattern. Staff finds that these windows are compatible with the surrounding area, as well as the contemporary design of the proposed dwelling.</p> <p>Smaller casement windows are shown on the interior side façade. Staff is comfortable with this design decision, as these windows are on a secondary façade that is unlikely to be visible from the public right-of-way.</p> <p>Staff notes that the intention is to enclose the first-story opening featured on the side-façade bump out. Additional details on this</p>

		<p>enclosure have been provided since conceptual review. The applicant notes that the first floor windows will be removable and can be replaced with an insect screen during seasonably warm periods.</p> <p><u>Staff recommends that all windows be constructed of wood or aluminum-clad wood and that a final window schedule be submitted to staff for administrative review and approval.</u></p>
New Construction, Materials & Colors, pg. 53, #2	<i>Materials used in new construction should be visually compatible with original materials used throughout the surrounding neighborhood.</i>	<p>The applicant has stated that the home will be constructed of cementitious panel and clapboard and that the recessed areas will feature a natural stained wood material. The roofs of all new construction (including the ADUs) will feature dimensional asphalt shingles. Budget permitting, the applicant would like to standing seam metal. Though not typically permitted in City Old and Historic Districts, staff notes that most dwellings in the surrounding area feature asphalt shingles. Therefore, staff finds this to be an appropriate material at this location.</p> <p><u>Staff recommends that final material and color specifications be submitted for administrative review and approval.</u></p>
New Construction, Residential Outbuildings, Pg. 51, #1-3	<ol style="list-style-type: none"> <i>1. Outbuildings, including garages, sheds, gazebos and other auxiliary structures should be compatible with the design of the primary building on the site, including roof slope and material selection.</i> <i>2. Newly constructed outbuildings such as detached garages or tool sheds should respect the siting, massing, roof profiles, materials, and colors of existing outbuildings in the neighborhood.</i> <i>3. New outbuildings should be smaller than the main residence and located to the rear and/or side of the property to emphasize that they are secondary structures.</i> 	<p>The applicant is also proposing to construct two new accessory dwelling units (ADUs) to the rear of the proposed/existing dwellings. The proposed ADUs are located to the rear of the two properties and are both smaller than the main dwellings. They will both incorporate a similar design. Per the application, the dwellings are to be clad in cementitious siding and will be painted white/light in color. Again, <u>staff recommends that final material and color specifications be submitted for administrative review and approval.</u></p> <p>Both ADUs will feature a first-story garage and second story living space. They will both share a second-story deck. The applicant notes that the deck will be stained and light in color.</p> <p>The first-story garages will each feature two paneled garage doors. <u>Staff recommends that the garage doors be simple in design and do not incorporate any faux hardware.</u></p> <p>Both ADUs feature an asymmetrical gable roof form. The asymmetrical form of the roof is reminiscent of the existing dwelling at 603 W. 19th Street (but turned 90 degrees). Staff notes that the asymmetrical gable roof does not reflect the style of the newly proposed dwelling at 601 W. 19th Street.</p>

Figures

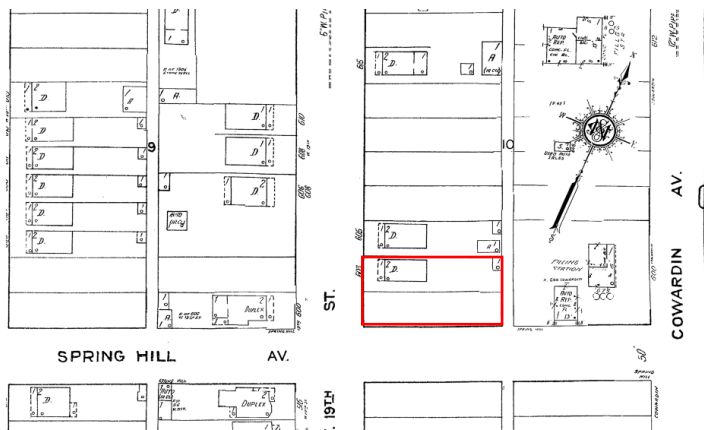


Figure 1. 1952 Sanborn map



Figure 2. Existing Dwelling at 603 W. 19th



Figure 3. View of subject properties from corner