

**COMMISSION OF ARCHITECTURAL REVIEW
STAFF REPORT
July 26, 2016 Meeting**

6. **CAR No. 16-111** (J. Crone)

**506 W. 19th Street
Springhill Old and Historic District**

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

Staff Contact: **M. Pitts**

The application for the construction of a new single family dwelling was reviewed conceptually at the May 24, 2016, meeting. The Commission was generally favorable in its comments with respect to the materials and the design, but there was concern over the vertical orientation of the home. The Commission recommended the applicant alter the design of the proposed dormer to begin further down the roof line and to be wider or alter the primary roof form to be a front gable.

The following modifications have been made to the project as a result of Commission's comments:

- The width of the dormer was increased by approximately 1 foot from 6 feet to 7 feet wide.
- The beginning of the shed roof dormer was relocated approximately 1 foot down the primary roof.
- Details were provided as requested including dimensioned plans, elevations, and site plan, drawings for details, a complete list of materials and colors, and plans for the proposed garage.

The proposed new construction will be a 2 ½-story, three-bay, frame, Craftsman inspired dwelling with a full façade porch and set on a brick foundation. The asphalt shingle clad gable roof will be broken by a centered shed roof dormer. The roof terminates in an undecorated box cornice. The full façade front porch has square posts, a simple cornice and a standing seam metal clad shed roof. The porch will have a brick foundation and concrete deck. The dwelling will be clad with Hardie Plank lap siding with a 6 inch reveal and trim. The colors indicated Heathered Moss and Sail Cloth are similar to colors found on the approved paint palette, page 60-61 in the *Guidelines*. The drawings indicate that the windows will be wood windows with a 3/1 lite configuration. The dwelling is located on a block with two-story frame Craftsman-style dwellings. The house directly to the left is a one-story, Bungalow and to the right is a 2 ½-story Late Victorian dwelling.

The proposed garage will be similar in form and materials to the primary structure. The garage will have a brick foundation, be clad in Hardie Plank lap

siding, and have a roof with front gable of the same pitch as the primary structure to be clad in asphalt dimensional shingles.

The applicant is seeking final approval for the design. 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* and the resulting comments follow.

Staff recommends approval of the project with conditions. The proposed infill project appears generally to be in keeping with the Standards for New Construction outlined in the *Guidelines*. Staff found that the proposed new construction is compatible with the historic features that characterize its setting and context. The setting and context is characterized by two-story, three-bay, frame, Craftsman-style dwellings. The new construction references materials and features found in its setting – namely the use of frame, a brick foundation, and simple ornamentation. Staff’s and the Commission’s concerns regarding the vertical orientation of the structure were addressed by the applicant increasing the width of the dormer and lowering the dormer. Additionally, the perspective drawing provided better illustrated the roof form than the drawings provided in the previous application which exaggerated the height and dominance of the roof.

The Commission did not review the proposed garage during the Conceptual Review as details were not provided. The *Guidelines* note that outbuildings should be compatible with the design of the primary building on the site, including roof slope and material selection and should be located in the rear and smaller than the primary residence (pg. 48, Residential Outbuildings #1, #3). The proposed garage complies with the Guidelines based on its location, size, building materials and design.

Staff recommends the approval be conditioned on the following:

- Hardie or other fiber cement siding and trim must be smooth and un-beaded
- Windows must be true divided or simulated divided light.

It is the assessment of staff that the application, with the noted conditions, is consistent with the Standards for New Construction outlined in Section 30.930.7(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 code.