

**COMMISSION OF ARCHITECTURAL REVIEW
STAFF REPORT
February 28, 2017 Meeting**

18. **CAR No. 17-022** (KB & Assoc.)

**813 North 24th Street
Union Hill Old and Historic District**

Project Description: Construct one single family dwelling on a vacant lot.

Staff Contact: **M. Pitts**

The applicant requests conceptual review and comment on the construction of a single family dwelling on a vacant lot in the Union Hill Old and Historic District.

The residential character of the east side of the subject block consists of 2 story structures in a mix of Greek Revival, Italianate and Late Victorian single family and double houses. The structure to the north of the property is a 3-bay, frame, Italianate home and to the south is a 4-bay, frame, Late Victorian double house. The structures on west side of the street are primarily 2 to 2 ½ story new single family homes constructed prior to the establishment of the District and a row of three Late Victorian, 2-story, brick houses.

The applicant is proposing to construct a two story, Greek Revival inspired home with a cross gable roof. The proposed structure will be setback 12 feet from the property line and will be approximately 25 ½ feet in width. The dwelling will be set on a low CMU foundation with a brick cladding on the façade. The smooth, un-beaded Hardie siding will be Williamsburg Blue. There will be a 1-story, 1-bay portico at the entrance with square columns and a membrane hipped roof. There will be ranked, 2/2, aluminum clad windows on the façade with flanking, louvered shutters. The front door will be a 4-panel wood door with a transom above. At the rear of the structure, there are French doors to access a rear deck and a single window aligned over a double window. The front gable roof will be clad in black standing seam metal, and the rear gable roof is proposed to be clad in asphalt shingles. The windows and all of the trim unless otherwise noted will be painted or prefinished in white.

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 not provided a context site plan for staff to determine the compatibility of the 12 foot setback.

Where the adjoining buildings have different setbacks, the setback for the new building should be based on the historical pattern for the block

The adjacent buildings appear to have the same setback.

New buildings should face the most prominent street bordering the site

The structure addresses North 24th 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 is of a similar scale to the single family homes on the block. The applicant has modelled the proposed development on the Greek Revival double house at 817-819 North 24th Street by incorporating the roof form, entrance portico, and bay configuration.

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

The proposed project incorporates human-scale elements including an entrance portico, a rear porch, and front steps as part of the project.

New construction should respect the typical height of surrounding buildings

The typical heights of the surrounding buildings are 2 stories. The proposed structure is two stories and close in height to the nearest surrounding buildings.

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

The proposed project maintains the vertical orientation on the façade and the 2-bay orientation found on the double houses on the block. Though the side elevations do not reflect the symmetry and organization of the primary façades in the district, these elevations will not be visible from the public right of way.

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

The proposed windows on the façade are vertically aligned and symmetrically placed which is consistent with patterns in the district. The windows on the side elevations will not be visible from the public right of way, and the rear windows are vertically aligned.

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

The porch and cornice heights appear to be compatible though dimensions have not been provided on the context elevation.

- 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 construction will use fiber cement siding, standing seam metal, aluminum clad wood windows, and wooden shutters and porch railings. Staff finds the materials are compatible with the frame structures found in the district.

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

1. Vertical dimensions on the context elevations to include cornice, porch and roof ridge heights.
2. A dimensioned context site plan.
3. Mechanical equipment and trash locations.
4. Color selection for the asphalt shingles, brick foundation, and front door
5. A detailed statement of how the project conforms to the *Guidelines*.