

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

13. **COA-029603-2018** (Obadiah LLC)

**512 West 19th 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-story frame structure with a hipped roof to be clad in architectural shingles. The façade will have a 2-bay composition. The first story of the façade will have a door which will not align with the window above and a pair of windows that align with the outer jamb of the window above. The applicant is proposing a full façade front porch with a shed roof and 6” porch columns and without a porch railing or stairs. The applicant is proposing a door and stairs to access the rear yard. The structure will be clad in fiber cement siding with vinyl clad windows.

Surrounding Context: Adjacent to the proposed project are a single story Craftsman Bungalow with a low-pitched, front-gabled roof, and a full-width, front-gabled porch and a vacant lot. Adjacent to the vacant lot is a newly constructed 2 ½-story, three-bay, frame, Craftsman inspired dwelling with a full façade porch and set on a brick foundation. A large 2 ½ story frame Victorian home sits at the corner of Springhill Avenue and West 19th Street. The east side of the 500 block of 19th Street is dominated by 1 ½ story Craftsman inspired homes with side-gable roofs that extend to shelter the full façade front porches and full-width shed dormers. The 600 block of West 19th Street includes 2 story and 1 ½ story new construction and historic structures.

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

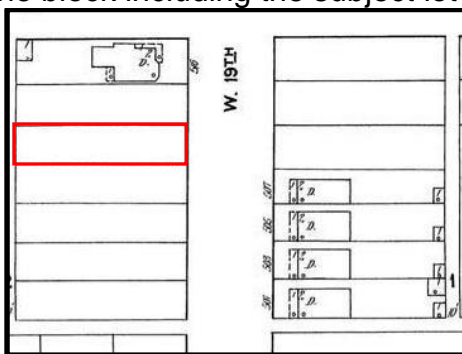
S **D** **NA**

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

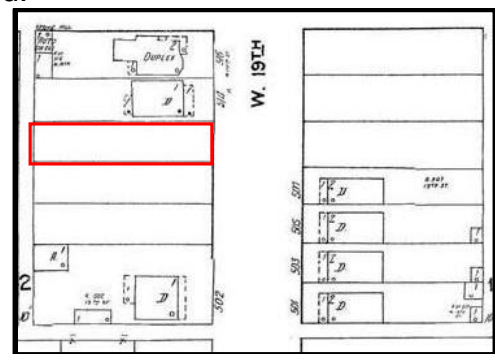
The proposed project will have an approximately 21' front yard setback and 3 ½' side yard setbacks. The applicant has not provided a context site plan, though a substantial front yard setback and minimal side yard setbacks are characteristic of the district.

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 much of the block including the subject lot was not developed.



1919 Sanborn Map



1950 Sanborn Map

New buildings should face the most prominent street bordering the site

The structure addresses West 19th 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 hipped roof and a 2-bay composition though these elements do not dominate the subject block. Staff has concerns that the façade is not symmetrical and recommends that the front door be aligned with the window above. Staff has concerns with the composition of the front porch as the porch shed roof is full width though the porch floor is not. Staff recommends the porch be redesigned with a more compatible design to include alternate columns.

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. Staff has concerns that the form of the porch is not consistent with porches in the district and recommends the porch be redesigned. The project does not include front steps though

there are stairs to access the rear yard. If front steps are necessary to access the front porch, the elevations should be revised to incorporate the stairs.

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

Though the structure is taller than the adjacent single story structure, the two story height is consistent with two story structures found in the district. Staff recommends that applicant provide the overall height of the structure and adjacent structures on the context elevation.

- 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 21' width is consistent with the single family homes in the district. The proposed façade has a 2-bay composition which is found on some of the single story structures in the 600 block of West 19th Street. The Commission may wish to consider if a 3-bay composition may be more appropriate for this block which is dominated by structures with a 3-bay composition. Staff has concerns that the openings on the façade are not vertically aligned and recommends that the front door be aligned with the window above.

- 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 is consistent with patterns in the district. Though the proposed transom window on the left elevation is not a window form found in the district, at which time the adjacent lot is developed, the window will likely not be visible from the public right of way. Staff recommends that the head height of the transom window align with those of the adjacent windows, and the Commission may wish to consider if a more traditional style window would be appropriate.

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

Per the context rendering provided, the porch height aligns with that of the adjacent structure. Staff recommends a dimensioned context rendering to include the neighboring 2-story buildings be provided for staff to compare the height of the structure with the 2-story structures on the block.

- 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 clad 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, overall height of the structure, and an accurate representation of the structure. Staff has concerns that the elevations have inaccuracies to include but are not limited to the placement of the doors and the depiction of the front porch.
2. Dimensioned context site plan and elevation.
3. Site plan to include parking, trash, and mechanical equipment locations
4. Statement of how the *Richmond Old and Historic District Handbook and Design Review Guidelines* informed the proposed work.