

14. COA-079732-2020

PUBLIC HEARING DATE

October 27, 2020

PROPERTY ADDRESS

713 N. 24th Street

DISTRICT

Union Hill

APPLICANT

Tuckahoe Funding LLC

STAFF CONTACT

Carey L. Jones

Commission of Architectural Review

STAFF REPORT

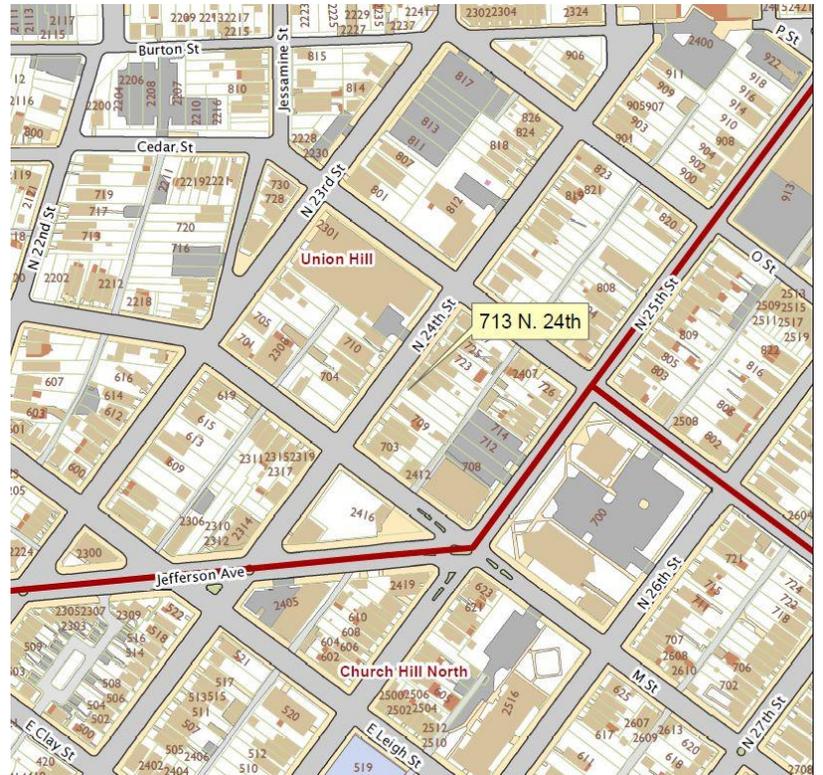


PROJECT DESCRIPTION

Construct a new two-story, single-family detached residence.

PROJECT DETAILS

- The applicant proposes to construct a two-story, two-bay house on a vacant lot.
- The house will have a sloped roof and a one-story, full-width porch, and sit on a raised foundation.
- Proposed materials include TPO for the roof, hardie 7" lap siding, 3-tab shingles for the porch roof, a parged foundation, and wood railings.
- The house will have a decorative cornice line, two-over-two windows, square porch columns, and Richmond rail railings.



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CONCEPTUAL REVIEW

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" on pages 44, and 46-56 of the Richmond Old and Historic District Handbook and Design Review Guidelines utilizing the Guidelines presented below.

PREVIOUS REVIEWS

The semi-attached residence located on the property was demolished in 2017. The existing building had deteriorated to the point that the Commissioner of Buildings declared it an imminent danger to public safety and ordered the immediate demolition. The Commission approved the construction of a new semi-attached building in July 2017. The new construction was to replicate the appearance of the façade of the building that was demolished. That application was made by a previous owner.

SURROUNDING CONTEXT

The remaining dwelling on the neighboring property is one half of a double house built ca. 1860 and is the center building of a group of three pairs of dwellings built between 1848 and 1860 that are representative of the vernacular Greek Revival dwellings that typify Union Hill architecture of the period. The pair to the south have been demolished.

The residential character of the subject block is a mix of architectural styles. The north side of the subject block includes 2-story 3-bay structures and the Gothic Revival style Cedar Street Baptist church. Directly across the street is a two story building with a false mansard roof and a full-façade front porch; a wider, 2 story, Colonial Revival structure with a hipped roof and full façade porch; new construction; and 2-story frame Italianate homes with full-façade front porches and decorative cornices. The south side of the block includes several double houses in various architectural styles and Italianate and Greek Revival single family dwellings. The buildings are two stories and contain vertically ranked windows on their façades.

STAFF COMMENTS

Staff recommends that:

- The proposed building align with the neighboring building at 715 N. 24th Street
- The applicant reconsider the porch roof form and materials
- The applicant reduce the width of the porch to accommodate the gutters
- The applicant use a consistent window size on the first bay of the visible elevation
- The applicant submit a complete application

STAFF ANALYSIS

Siting, pg. 46,
#s2-3

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.

Based on the site plan provided by the applicant, it appears the house will set back a bit more from the sidewalk than the neighboring house. Staff recommends the proposed building align with the neighboring building at 715 N. 24th Street.

3. New buildings should face the most prominent street bordering the site.

The proposed house faces N. 24th Street.

Form, pg. 46
#s1-3

1. New construction should use a building form compatible with that found elsewhere in the historic district.

The applicant proposes a narrow, two-story, rectangular house. Staff finds this is compatible with the neighboring properties.

2. New residential construction should maintain the existing human scale of nearby historic residential construction in the district.

Staff finds the proposed two-story height maintains the human scale of the surrounding residential area.

3. New residential construction and additions should incorporate human-scale elements such as cornices, porches and front steps into their design.

The applicant proposes a decorative cornice line, a one-story, full-width porch, and front steps. Staff finds that the neighboring two-bay house has a shed-roof porch roof, as do a number of the residences on the block, and recommends the applicant reconsider the roof form.

Staff also notes the porch roof spans the entire width of the façade, causing the gutters to overhang. Staff recommends the applicant reduce the width of the porch to accommodate the gutters.

Height, Width, Proportion, & Massing, pg. 47, #s1-3	<p>1. <i>New residential construction should respect the typical height of surrounding residential buildings.</i></p>	<p>The proposed house is approximately 26 feet in height. The applicant did not submit a context elevation, and staff requests the applicant submit a context elevation with heights of the neighboring buildings for final review.</p>
	<p>2. <i>New residential construction should respect the vertical orientation typical of other residential properties in surrounding historic districts.</i></p>	<p>The applicant proposes vertically and horizontally aligned windows on the façade and right and rear elevations. Staff finds that the small windows on the second floor of the left side elevation are not a common feature found in the neighborhood, and recommends the applicant <u>use a consistent window size on the first bay of the visible elevation.</u></p>
	<p>3. <i>The cornice height should be compatible with that of adjacent historic buildings.</i></p>	<p>As noted above, the applicant did not submit a context elevation.</p>
Materials and Colors, pg. 47, #s2-4	<p>2. <i>Materials used in new residential construction should be visually compatible with original materials used throughout the district.</i></p> <p>3. <i>Paint colors used should be similar to the historically appropriate colors already found in the district.</i></p> <p>4. <i>Vinyl, asphalt, and aluminum siding are not permitted for use in City Old and Historic Districts. Other synthetic siding materials with a smooth, untextured finish may be allowed in limited cases, but approval by the Commission is always required.</i></p>	<p>Staff finds the materials are generally in keeping with the original materials found in the district.</p> <p>Staff notes that the predominant roof material on the subject block is metal, and recommends the applicant use a flat roof material for the porch.</p>
New Construction, Doors and Windows, pg. 49 #3	<p>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>	<p>The applicant did not submit a window and door schedule. Staff requests the applicant submit a window and door schedule for final review.</p>
Mechanical Equipment, pg. 68	<p><i>The visual impact of new mechanical equipment should be minimized to protect the historic character of the district.</i></p>	<p>The applicant proposes to locate the HVAC unit in the side yard. Staff recommends the applicant submit information about potential screening of the mechanical equipment.</p>

FIGURES

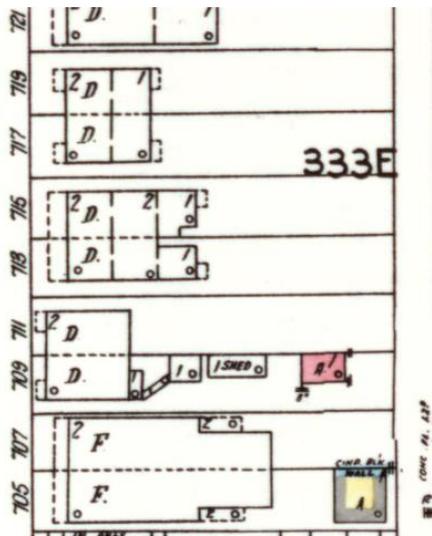


Figure 1. Sanborn map, ca. 1952.



Figure 2. 713-715 N. 24th Street, 2015



Figure 3. 713 North 24th Street



Figure 4. 700 block North 24th Street, odd side north of subject lot



Figure 5. 700 block North 24th Street, odd side south of subject lot



Figure 6. 700 block North 24th Street, even side