



Staff Report
City of Richmond, Virginia



Commission of Architectural Review

COA-093114-2021	Final Review	Meeting Date: 6/22/2021
Applicant/Petitioner	Mark Baker	
Project Description	Construct a new two-story, single-family, detached residence on a vacant lot	
Project Location		
Address: 908 N. 24th St.		
Historic District: Union Hill		
High-Level Details: <ul style="list-style-type: none"> The applicant proposes to construct a single-family dwelling on a vacant irregular-shaped corner lot. The proposed dwelling is 2 stories in height, approximately 24'5", three bays wide with a one-story, one-bay portico. The proposed exterior materials include fiber cement exterior siding, a brick veneer foundation, and a dark membrane for the portico roof. 		
Staff Recommendation	Approval, with Conditions	
Staff Contact	Alex Dandridge, alex.dandridge@richmondgov.com , (804) 646-6569	
Previous Reviews	<p>This project has been presented to the Commission at the March 2021 meeting where it was deferred. The application was presented to the Commission once again at the April 2021 meeting, but it was deferred, and the Commission recommended that the applicant consider a fenestration pattern in keeping with the surrounding area, including larger windows on the first floor, and submit a window schedule in a subsequent application; the applicant reconsider the right side elevation to create a more balanced window alignment and consider another first-story window to balance the fenestration pattern on the rear; and the applicant consider screening the HVAC unit and the screening be submitted to staff for review and approval.</p>	
Applicant Response	<p>In response to Commission feedback, the applicant has: modified the fenestration pattern on the right facade, facing Burton Street to be more balanced, and included an additional first-story window on the rear façade. The first-floor windows have been increased in height from 6' to 6.5'. The cornice line is now larger with the addition of frieze boards. The truss height was reduced slightly and second floor windows were raised 8" to help reduce the spacing between windows and cornice. The drawings submitted now indicate a parged CMU foundation. The projecting bay on the right elevation has been made more substantial by increasing it in depth and placing it on a</p>	

	<p>foundation. The applicant has included windows on the side of the bay as requested and an additional third window is shown on the bay's main façade. The panels between the first and second-story windows are now shown as being smooth hardi-plank, and the front porch columns are proposed to be fir, rather than the originally proposed PVC. The location of the HVAC unit will be in the rear screened from view.</p>
Conditions for Approval	<ul style="list-style-type: none"> • Final color selections be submitted to staff for administrative approval • Grouped windows on eastern elevation be removed to be single, vertically aligned windows • The contemporary Hardi-plank paneling be removed from the design to better relate to the traditional design of the building

Staff Analysis

Guideline Reference	Reference Text	Analysis
Siting, pg. 46, #s2-3	<i>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.</i>	According to the site survey submitted by the applicant, the building generally will be aligned with the neighboring building.
	<i>3. New buildings should face the most prominent street bordering the site.</i>	The façade faces N. 24th Street, the prominent street bordering the site.
Form, pg. 46 #s1-3	<i>1. New construction should use a building form compatible with that found elsewhere in the historic district.</i>	The applicant proposes a single-family, two-story, three-bay dwelling. Staff finds that this is compatible with the surrounding properties on the subject block.

	<p><i>2. New residential construction should maintain the existing human scale of nearby historic residential construction in the district.</i></p>	<p>The applicant proposes a two-story, three-bay building. Staff finds this is in keeping with the existing human scale of the surrounding district</p>
	<p><i>3. New residential construction and additions should incorporate human-scale elements such as cornices, porches and front steps into their design.</i></p>	<p>The applicant has responded to Commission feedback and has included a wider cornice line with the addition of frieze boards. The applicant has also reduced the truss height and raised the second floor windows 8" to help reduce the spacing between window and cornice.</p> <p>Staff also notes that the neighboring semi-attached houses have full-width porches, as do all of the neighboring houses except the Greek Revival house at 911 N. 24th Street. Staff further notes that the Commission recommended the applicant consider a full-width porch. The applicant is proposing a single-bay one-story front porch, rather than a full width one-story front porch, explaining that the shape of the parcel combined with the building set back cannot accommodate such a configuration.</p>
<p>Height, Width, Proportion, & Massing, pg. 47, #s1-3</p>	<p><i>1. New residential construction should respect the typical height of surrounding residential buildings.</i></p> <p>2. New residential construction should respect the vertical orientation typical of other residential properties in surrounding historic districts.</p>	<p>According to the conceptual street view submitted by the applicant, the proposed building will be approximately 24'-5" while the neighboring buildings are approximately 24'.</p>

	<p><i>3. The cornice height should be compatible with that of adjacent historic buildings.</i></p>	<p>According to the context photos and elevation submitted by the applicant, the cornice height will be generally compatible with the neighboring building. In response to the Commission, the applicant has included a larger cornice line with the addition of frieze boards. The applicant has also increased the size of the front facades windows.</p>
<p>Materials and Colors, pg. 47</p>	<p><i>2. Materials used in new residential construction should be visually compatible with original materials used throughout the district.</i></p>	<p>The applicant proposes fiber cement siding on the exterior, a parged CMU foundation, and a membrane roof for the front portico. Staff finds the proposed materials are in keeping with the <i>Guidelines</i>. Staff notes the applicant proposes to use an Anderson Fibrex window which has been approved in limited applications but not for all windows on a new construction</p>
<p>New Construction, Doors and Windows, pg. 49 #3</p>	<p><i>3. 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>During the conceptual review of this application staff noted the windows sizes appear to be smaller than those found on the surrounding properties and suggested that the applicant consider a fenestration pattern in keeping with the surrounding area, including larger windows on the first floor. The applicant has responded by increasing the first floor windows in height from 6' to 6.5'. Staff notes that the right side façade facing Burton Street uses a number of paired windows. Paired windows are not common on visible side facades on this block. <u>Staff recommends that the grouped windows on the right side facade be removed to be single, vertically aligned windows to be more in-keeping with the established fenestration pattern of the block.</u></p>

<p>New Construction, Standards for New Construction: Corner Properties - Residential, pg. 48</p>	<p><i>1. Secondary elevations of corner properties should reference massing similar to other corner locations in the historic district.</i></p> <p><i>2. The material used in the primary elevation should be continued along the second, corner elevation.</i></p> <p><i>4. Windows and doors on the secondary, corner elevation should be organized following the principals of the primary elevation: windows should be proportioned appropriately, aligned vertically, and arranged as though designing a primary elevation.</i></p>	<p>In response to Commission feedback, the applicant proposes a projecting bay on the right side facade. The bay will be clad in hardi-plank panels with a grouping of three one-over-one windows. In response to the Commission feedback, the applicant has included an additional window on the side facades of the projecting bay.</p>
<p>Substitute Materials, pg. 60</p>	<p><i>The use of painted PVC trim may be used on new freestanding buildings, secondary elevations with limited visibility from the public right-of-way, new additions with limited visibility from the public right-of-way, and new outbuildings.</i></p>	<p>The applicant will utilize wood for the front porch columns, and will utilize hardi-plank siding and panels for the exterior cladding. Staff notes that the hardi-plank panels being proposed between the first and second-story windows are a contemporary design element. To better relate to the more traditional design of the building <u>Staff recommends that the Hardi-plank paneling be removed from the design, and that final color specifications be submitted to staff for review and approval.</u></p>
<p>Mechanical Equipment, pg. 68</p>	<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 has submitted drawings indicating the location of HVAC will be in the rear, screened from view.</p>

Figures

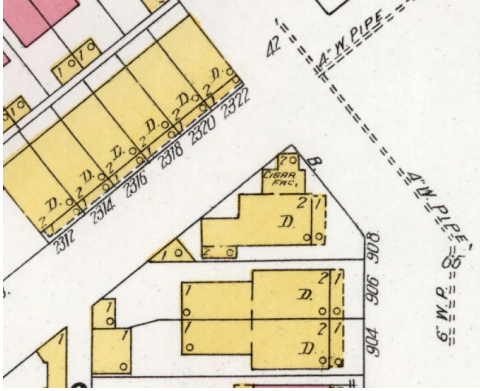


Figure 1. Sanborn map, 1925.

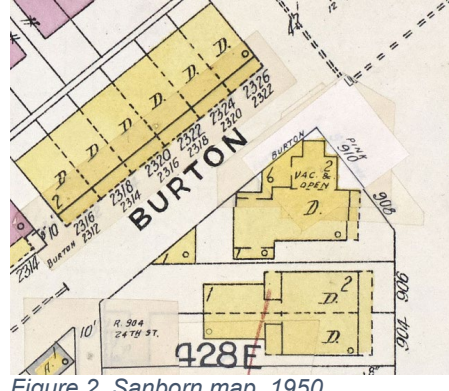


Figure 2. Sanborn map, 1950.



Figure 3. 908 N. 24th Street.



Figure 4. 900-906 N. 24th Street.



Figure 5. 909 and 911 N. 24th Street.



Figure 6. 900 block of N. 24th Street, odd side.



Figure 7. 901-905 N. 24th Street.



Figure 8. 2300 block of Burton Street.