

**COMMISSION OF ARCHITECTURAL REVIEW
STAFF REPORT
April 25, 2017, Meeting**

15. COA-015026-2017 (D. Kleyman)

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

Project Description:

Construct a new duplex.

Staff Contact:

M. Pitts

The applicant requests conceptual review and comment on the construction of a duplex 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 2-story, 4-bay, brick, Italianate mixed use building and to the south is a 2-story, 4-bay, frame, Greek Revival double house with a cross gable roof. The structures on the 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 duplex of frame construction with a false mansard roof clad in synthetic slate. The structure will be approximately 26'-5" in height and 20' in width and will be clad in fiber cement lap siding. The façade is organized in three bays with two adjacent front doors in the outer bay. The applicant is proposing a full façade front porch with a hipped membrane roof and fiberglass doric columns. The applicant is proposing a gable roof for the rear the structure which will be clad in architectural shingles. The applicant is proposing to install PVC windows with simulated divided lites; and all visible windows will have a 2/2 configuration. At the rear of the structure, the applicant is proposing a two story porch constructed of wood. The applicant is proposing to install two parking spaces at the rear of the lot.

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



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

The applicant is proposing to align the structure with the adjacent property.

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

The adjoining buildings have similar setbacks which the proposed project will match.

- 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 in the area. The applicant has incorporated the full façade porch and the three bay organization of the façade that characterize the neighboring development. Staff has concerns that the inclusion of two front doors is not a building form found in the district.

The proposed false mansard roof is a roof form found in the district but not the subject block on the historic structures. Staff is comfortable with the use of this roof form as the subject block includes a variety of roof forms, and the proposed roof form is compatible with the development of the district.

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

The new construction incorporates human-scale elements including a front doors and front porch.

- 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 minimally taller than the nearest surrounding buildings.

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

The project is of similar width to single family homes on the block. Staff has concerns that the two front doors disrupt the symmetry of the façade. Buildings with two adjacent front doors are not characteristic of the Union Hill Old and Historic District. When two front doors are present on structures such as in 1920 Princess Anne Avenue, they are grouped in one element such as in an alcove through an arched opening and are balanced on the façade with a prominent element such as a projecting bay. Staff recommends the applicant remove the 2nd front door or consider an alternative design

to incorporate two front doors that is more consistent with building forms found in the district.

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

The proposed windows are of typical size, proportion, and spacing patterns found in the district. Though transom windows are not a typical windows form found in the district, the proposed windows will not be visible from the public right way. Staff recommends the applicant consider alternative door placement as noted above as the presence of adjacent front doors on a single structure is not a building form found in the district.

- 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 for the adjacent structures.

- 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 smooth, unbeaded fiber cement siding; fiberglass doors; PVC windows with simulated divided lites; membrane roofing; synthetic slate; and asphalt shingles. The proposed siding color is a cream color. 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. Mechanical equipment and trash locations on the site plan.