

**8. COA-050178-2019**

PUBLIC HEARING DATE

March 26, 2019

PROPERTY ADDRESS

418 North 23<sup>rd</sup> Street

DISTRICT

Church Hill North

Commission of  
Architectural  
Review



STAFF REPORT

APPLICANT

Project: HOMES

STAFF CONTACT

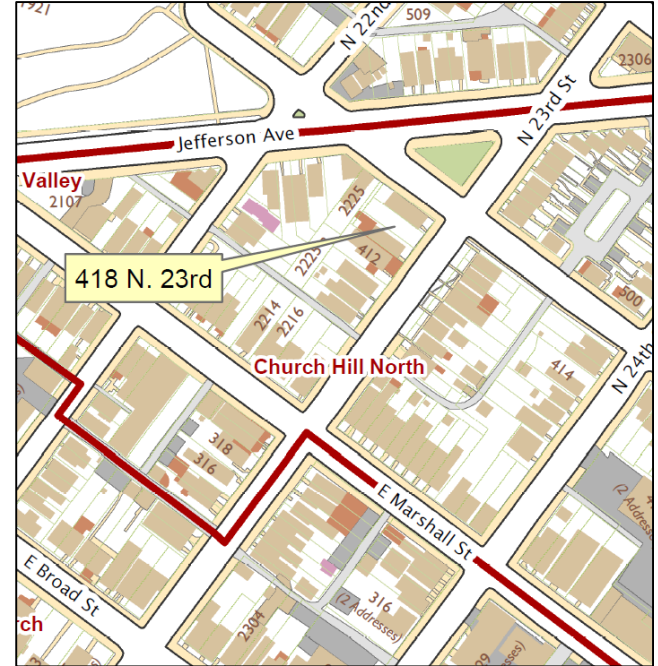
C. Jones

PROJECT DESCRIPTION

**Construct a new, single-family residence.**

PROJECT DETAILS

- The applicant proposes to construct a two-story, two-bay single dwelling with a one-story, full-width porch, and a false mansard roof on a raised foundation. The façade will face North 23rd Street and will feature a single door and two single windows on the first floor and vertically aligned openings on the second floor. Decorative details on the façade include a one-story, full-width porch supported by turned columns with decorative scroll brackets.
- The east (side) elevation will contain single, paired, and narrow sliding windows of various sizes. The west (side) elevation will contain horizontally aligned single windows of two different sizes. The north (rear) elevation will have a single door on the first and second floors and a two-over-two window on the second floor. The rear elevation will also have a two-story porch supported by brick piers and fiberglass posts. The applicant proposes to install the HVAC unit on the roof.
- Proposed materials include: metal shingles for the false mansard roof, standing seam metal roofing for the porches, hardiplank siding on the exterior, PVC cellular windows, and PVC trim materials.



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STAFF RECOMMENDATION

**APPROVE WITH CONDITIONS**

PREVIOUS REVIEWS

The Commission reviewed this project at the conceptual level at the October 23, 2018. In general, the Commission was in favor of the project. The Commission noted that the twin windows on the façade elevation should be reworked as single windows, gutters should not overhang the house and should be moved so as not to block the front column. The Commission also suggested that the porch column decorations appear too ornate for the block. Finally, the Commission suggested that the porch be inset so the porch roof is located within the body of the building.

The applicant has responded to Commission feedback and has changed the paired windows to single windows on the facade, has resized the porch so it is inset from the side walls, moved the downspouts so they are not in front of the columns, and has removed the decorative brackets. Staff notes the revised front façade elevation drawing is missing the middle column and staff has confirmed with the applicant that a column will be used in this location.

**STAFF RECOMMENDED CONDITIONS**

- Wood or paintable composite materials be used, not the vinyl proposed for some porch details.
- The applicant submit the following for staff review and approval:
  - A revised front façade elevation with a middle column for the porch.
  - A specification sheet for a window that meets the Commission *Guidelines*.
  - Revised porch detail materials.

**STAFF ANALYSIS**

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|---|--|---|
| Form, pg. 46, #3                                    | <i>3. New residential construction and additions should incorporate human-scale elements such as cornices, porches and front steps into their design. In Richmond, porches were historically an integral part of residential design and provide much of the street-level architectural character of Richmond's historic districts.</i> | The applicant has responded to the Commission suggestions and has redesigned the porch to be inset from the side elevations.  |
| Height, Width, Proportion, & Massing, pg. 47, #s1-3 | <i>2. New residential construction should respect the vertical orientation typical of other residential properties in surrounding historic districts.</i>  | The applicant has responded to the Commission suggestions and has revised the façade elevation to include single, horizontally and vertically aligned windows.  |
| New Construction, Doors and Windows, pg. 56 #4      | <i>4. Because the material cannot be manufactured to model effectively the appearance of historic windows, vinyl windows are not appropriate for contributing buildings in historic districts.</i>   | Vinyl is not an approved material for use in City and Old Historic Districts. <u>Staff recommends the applicant submit a specification sheet for a window that meets the Commission <i>Guidelines</i> for administrative review and approval.</u>                                     |
| Materials and Colors, pg. 47, #2                    | <i>2. Materials used in new residential construction should be visually compatible with original materials used throughout the district.</i>   | The plans call for synthetic materials for the decorative details on the porch. <u>Staff recommends wood or paintable composite materials be used, not the vinyl proposed for some porch details. Staff requests revised materials be submitted to staff for review and approval.</u> |

It is the assessment of staff that, with the conditions above, the application is consistent with the Standards for Rehabilitation and New Construction outlined in Section 30-930.7 (b) and (c) of the City Code, as well as with the Richmond Old and Historic Districts Handbook and Design Review Guidelines, specifically the pages cited above, adopted by the Commission for review of Certificates of Appropriateness under the same section of the code.

FIGURES

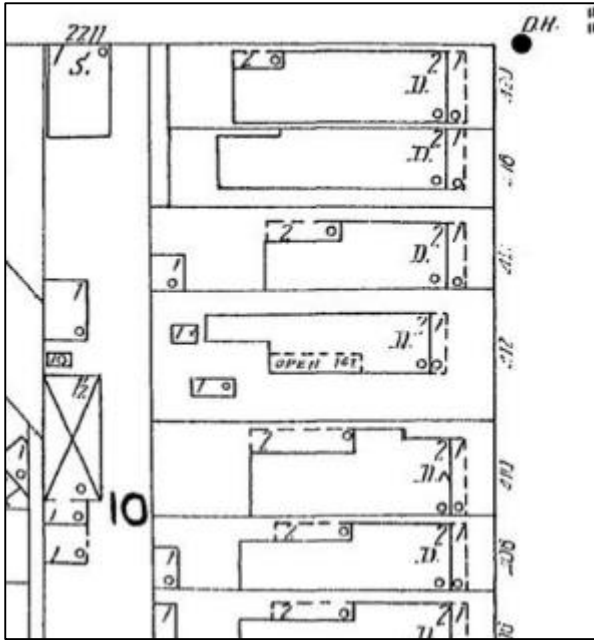


Figure 1. 1905 Sanborn Map.



Photograph 1. 418 North 23rd Street, ca. 1977.

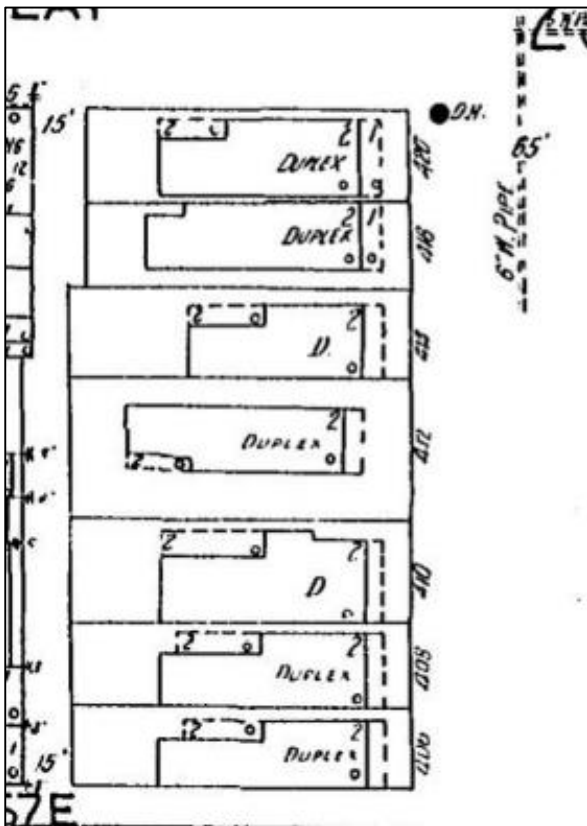


Figure 2. 1952 Sanborn Map.



Photograph 2. 418 North 23rd Street, current conditions.