



Staff Report
City of Richmond, Virginia



Commission of Architectural Review

10. COA-126432-2023	Conceptual Review	Meeting Date: 3/28/2023
Applicant/Petitioner	Amanda Seibert	
Project Description	Construct a new single family, two story detached house on a vacant lot.	
Project Location		
Address: 1016 Russell Street		
Historic District: Union Hill		
<p>High-Level Details:</p> <p>Applicant proposes to construct a two-story, single-family detached residence on a vacant lot.</p> <p>The dwelling will feature a front façade projecting window, a partial front porch, a decorative second-story window hood, and will be clad in faux wood shingles.</p>		
Staff Recommendation	Conceptual Review	
Staff Contact	Alex Dandridge, alex.dandridge@rva.gov , (804) 646-6569	
Previous Reviews	None	
Staff Recommendations	<ul style="list-style-type: none"> • Setback of the dwelling be labeled on a site plan for final review, and that it be similar to the depth of historic setbacks in the district. • Setback of 1016 Russell match that of 1014 Russell so that a uniform street wall is established. Setback to be measured from the face of each dwelling’s front projection. • Decorative overhang over the front second story window be removed, and that the gable returns be eliminated. • Windows on each floor be consistent in size and reference historic window dimensions in the district; window dimensions shown on the plans for the final submission. • Discrepancies between the elevation drawings and interior plans for the northern elevation be corrected. • Labeled drawings with material specifications be submitted for the final review • Any side yard hardscaping be submitted on a site plan for the final review. 	

	<ul style="list-style-type: none"> Final dimensioned drawings of the proposed rear shed be submitted for final review or in a later COA application for commission review.
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Staff Analysis

Guideline Reference	Reference Text	Analysis
<p>Siting, pg. 46, #2-3</p>	<p>2. <i>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></p>	<p>There is not an established setback on the subject block, as most of the land is vacant. A specific setback was not provided in the application.</p> <p>The R-63 zoning district permits a front yard with a depth of not less than 25 feet.</p> <p><u>Staff recommends that the setback of the dwelling be labeled on a site plan for final review, and that it be similar to the depth of historic setbacks in the district.</u></p> <p><u>Staff recommends that the setback of 1016 Russell match that of 1014 Russell so that a uniform street wall is established. Setback to be measured from the face of each dwellings front projection.</u></p>
<p>Form, pg. 46, #1-3</p>	<p>1. <i>New construction should use a building form compatible with that found elsewhere in the historic district.</i></p> <p>2. <i>New residential construction should maintain the existing human scale of nearby historic residential construction in the district</i></p> <p>3. <i>New residential construction and additions should incorporate human-scale elements such as cornices, porches and front steps into their design.</i></p>	<p>The new construction as a form that is atypical of the district with a steeply pitched roof with lower cross gables. This form most closely references the Victorian style. Union Hill isn't historically know for high-style architecture, and most historic Victorian examples are modest.</p> <p>1014 Russell Street is located in an area at the northern edge of the Union Hill Old and Historic District which has very little historic fabric left to serve as context for new construction.</p> <p>The Commission approved a contemporary Victorian dwelling in 2016 at 2317 Carrington Street that is large in size and reference a high style not commonly found in the district.</p> <p>Staff is supportive of the form of this dwelling, while not typical to historic forms, it is compatible with other new construction on the subject block.</p> <p>The new construction will feature a partial front porch and a front sidewalk leading to the street.</p> <p>The design features ornate elements that are not common in the district. <u>Staff recommends that the decorative overhang over the front second story window be removed, and that the gable returns be eliminated.</u></p>

<p>Height, Width, Proportion, & Massing, pg. 47, #1-3</p>	<ol style="list-style-type: none"> 1. <i>New residential construction should respect the typical height of surrounding residential buildings.</i> 2. <i>New residential construction should respect the vertical orientation typical of other residential properties in the surrounding historic districts.</i> 3. <i>The cornice height should be compatible with that of adjacent historic buildings.</i> 	<p>1016 Russell Street will be approximately 37' tall. This is taller than many historic dwellings in the area which are generally around 30' in height. The new construction is similar in height to other new construction in the area. 2317 Carrington to the rear is a new construction and about 32.5' tall.</p>
<p>New Construction, Doors and Windows, pg.49 #3</p>	<ol style="list-style-type: none"> 3. <i>The size, proportion, and spacing patterns of doors and window openings on free standing, new construction should be compatible with patterns established in the district.</i> 	<p>Windows and doors will be vertically aligned. It appears that there are windows of differing sizes proposed.</p> <p>No window dimensions were submitted with the application. <u>Staff recommends that the windows on each floor be consistent in size and reference historic windows dimensions in the district, final window dimensions shown on the plans for the final submission.</u></p>
<p>New Construction, Corner Properties, pg. 48, #5</p>	<ol style="list-style-type: none"> 5. <i>For residential corner properties, we strongly encourage the use of architectural elements that are typical of residential corner properties in Richmond's historic districts: porches that turn from primary to secondary elevations, corner towers, projecting bay windows, side entrances (including porticos, and shed roofs, where appropriate), side porches, lighting related to that on the primary elevation, and other similar treatments that treat the secondary corner elevation as an architecturally important elevation.</i> 	<p>1016 Russell Street will be visible from the corner of Russell and Carrington Street. To add interest to this corner property, the side elevation will feature nested gables.</p> <p>The drawing submitted seem to indicate that there is a projection on the north right-side elevation associated with the nested gables, however interior floor plans to not reference this projection. <u>Staff recommends that the drawings and interior plans for this elevation be revised to show the actual configuration.</u></p>
<p>New Construction, Materials & Colors, pg. 53, #2, #5</p>	<ol style="list-style-type: none"> 2. <i>Materials used in new construction should be visually compatible with original materials used throughout the surrounding neighborhood.</i> 5. <i>Rooftop mechanical equipment should be located as discretely as possible to limit visibility. In addition, appropriate screening should be provided to conceal equipment from view. When rooftop railings are required for seating areas or for safe access to mechanical equipment, the railings should be as unobtrusive as possible, in order to minimize their appearance and visual impact on the surrounding district.</i> 	<p>The entirety of the exterior will be clad in what appears to be faux wood shingle siding. Staff recommends that the amount of faux wood shingle siding be reduced, and suggests that it only be used in the gable faces or in limited horizontal bands.</p> <p>The main roof appears to use architectural shingles, and the shed roof over the front & rear porches and the decorative roof features appear to use a standing seam metal. No material specification were submitted with this review. <u>Staff recommends that labeled drawings with material specifications be submitted for the final review.</u></p> <p>Exterior HVAC and trash receptacles will be located on a secondary elevation and minimally visible from the public ROW.</p>

		<u>Staff recommends that any side yard hardscaping be submitted on a site plan for the final review.</u>
Standards for New Construction, pg. 46	3. New buildings should face the most prominent street bordering the site	The building will face the most prominent street, Russell Street.
Standards for New Construction, Residential Outbuildings, pg. 51	<p>1. Outbuildings, including garages, sheds, gazebos and other auxiliary structures, should be compatible with the design of the primary building on the site, including roof slope and materials selection.</p> <p>2. Newly constructed outbuildings such as detached garages or tool sheds should respect the siting, massing, roof profiles, materials and colors of existing outbuildings in the neighborhood.</p> <p>3. New outbuildings should be smaller than the main residence and be located to the rear and/or side of the property to emphasize that they are secondary structures.</p>	A rear shed is proposed. Based on the site plan, the rear shed appears to be smaller and is located at the rear of the dwelling. <u>Staff recommends that final dimensioned drawings of the proposed rear shed be submitted for final review, or in a later COA application for commission review.</u>

Figures

Figure 1. 1924-1925 Sanborn Map

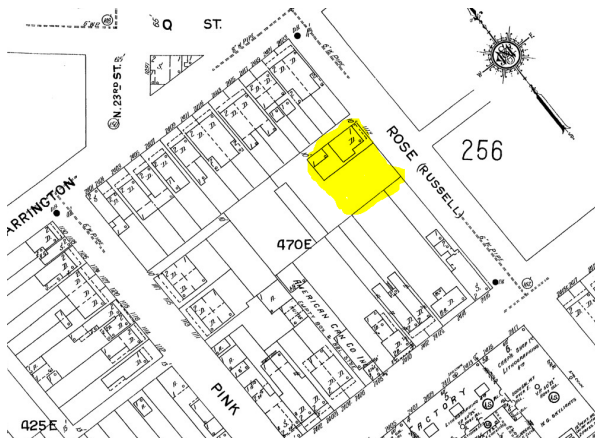


Figure 2. Looking north on Russell Street



Figure 3. Looking south on Russell Street



Figure 4. 1014 & 1016 Russell - vacant lots



Figure 5. 967 Pink St. New Construction



Figure 6. New construction at Carrington & Pink Streets

