

**COMMISSION OF ARCHITECTURAL REVIEW
STAFF REPORT
April 24, Meeting**

12. **COA-033489-2018** (Obadiah LLC)

**512 West 19th Street
Springhill Old and Historic District**

Project Description: **Construct a new single family dwelling.**

Staff Contact: **M. Pitts**

Proposal: The applicant requests approval to construct of a new detached single-family house on a vacant lot in the Springhill Old and Historic District. The applicant proposes to construct a 2-story frame structure with a hipped roof to be clad in architectural shingles. The structure will be approximately 27' in height and 21' wide. The façade will have a 2-bay composition with a projecting 2nd story bay with paired windows. The applicant is proposing a full façade front porch with a shed roof, brick piers, tapered wood columns, and Richmond rail. The applicant is proposing a small stoop to access the rear yard. The structure will be clad in fiber cement siding with aluminum clad windows.

Surrounding Context: Adjacent to the proposed project are a single story Craftsman Bungalow with a low-pitched, front-gabled roof, and a full-width, front-gabled porch and a vacant lot. Adjacent to the vacant lot is a newly constructed 2 ½-story, three-bay, frame, Craftsman inspired dwelling with a full façade porch and set on a brick foundation. A large 2 ½ story frame Victorian home sits at the corner of Springhill Avenue and West 19th Street. The east side of the 500 block of 19th Street is dominated by 1 ½ story Craftsman inspired homes with side-gable roofs that extend to shelter the full façade front porches and full-width shed dormers. The 600 block of West 19th Street includes 2 story and 1 ½ story new construction and historic structures.

Previous Reviews: On February 27, 2018, the Commission conceptual reviewed the applicant's request to construct a single family home on the subject lot. The Commission was generally supportive of the massing and scale of the structure and recommended the applicant enhance the details of the façade including more glazing and wider trim and respond to staff's concerns regarding the porch details and the alignment of openings.

The applicant has made the following changes to the plans in response to the Commission's comments:

- Introduced a second story projecting bay on the façade.
- Vertically aligned the openings on the façade.
- Modified the design of the front porch to include brick piers and tapered columns.
- Increased the width of the window and door trim.

- Altered the fenestration on the side elevations to include eliminating a transom window.
- Removed a bay from the rear elevation and included a covered stoop.

The applicant is seeking **Final Review** for this project. Commission staff reviewed the proposed construction through the lens of the “Standards for New Construction: Residential” on pages 46-51 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

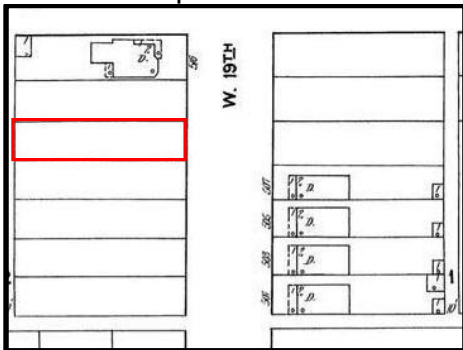
S D NA

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

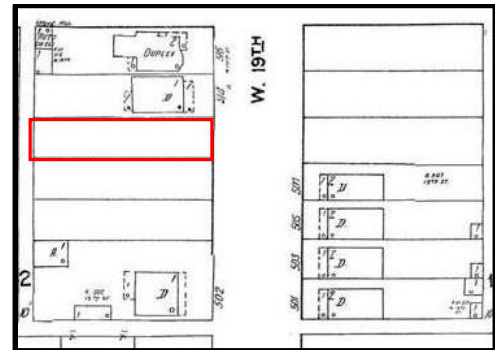
The proposed project will have an approximately 20'-9" front yard setback and will align with the adjacent home. The 3 1/2' side yard setbacks are consistent with minimal side yard setbacks found throughout the district.

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

The historical pattern of the block is consistent with the setback pattern of the historic structures on the block as it appears much of the block including the subject lot was not developed. The proposed structure will have a front yard setback consistent with the historical pattern on the block.



1919 Sanborn Map



1950 Sanborn Map

New buildings should face the most prominent street bordering the site

The structure addresses West 19th 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 utilizes elements found on structures in the district including a hipped roof and a 2-bay composition though these elements do not dominate the subject block. The applicant has addressed staff's regarding the lack of symmetry and the width of the porch in the previous submittal.

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

The proposed project incorporates human-scale elements including a front porch. The applicant has responded to staff's concerns about the composition of the front porch by incorporating stairs to the front porch and appropriate columns. Staff recommends any hardscaping details if a front walkway is proposed be submitted to staff for administrative review and approval.

- New construction should respect the typical height of surrounding buildings**

Though the structure is taller than the adjacent single story structure, the two story height is consistent with two story structures found in the district.

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

Though the subject building is narrower than the adjacent historic structure, the width of the structure is compatible with the historic and new structures in the district. The applicant has aligned the openings on the façade and incorporated a projecting bay which is a form found on the historic and new structures in the district. The proposed façade has a 2-bay composition which is found on some of the single story structures in the 600 block of West 19th Street.

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

The typical fenestration pattern in the district includes evenly spaced ranked single and paired windows. The proposed fenestration is consistent with patterns in the district. The applicant has removed a transom window which was previously proposed. Staff recommends the head height of the window on the first story of the rear elevation align with the head height of the adjacent door. The applicant has increased the width of the trim details in response to Commission concerns. Staff requests details of the dimension of the trim be submitted for administrative review and approval.

- Porch and cornice heights should be compatible with adjacent buildings**

Per the context rendering provided, the porch height is taller than the existing neighboring historic structures. The proposed cornice height is consistent with two story structure at the corner of West 19th and Springhill Avenue. As the subject side of the block is composed of structures of varying heights, staff finds the proposed porch and cornice heights are compatible with the building son the block.

- 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 frame construction with aluminum clad wood windows and a brick foundation is consistent with structures in the District. Staff recommends details of the proposed front porch columns to include dimensions be submitted for administrative review and approval. The proposed paint colors are consistent with the Commission's paint palette. Staff recommends the rear stoop be painted or opaquely stained a color to be administratively approved by staff.

Staff recommends approval of the project with conditions. Staff finds the proposed project responded to the Commission's concerns and is a building form compatible with the historic and new structures in the district and on the subject block.

It is the assessment of staff that, with the acceptance of the stated conditions, the application is consistent with the Standards for New Construction outlined in Section 30.930.7(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 code.