



Staff Report
City of Richmond, Virginia



Commission of Architectural Review

1. COA-139552-2023	Final Review Meeting Date: 12/19/2023
Applicant/Petitioner	William Gillette
Project Description	Construct six single family dwellings as three semi-attached pairs.
Project Location	
Address: 2417-2421 Carrington	
Historic District: Union Hill	
<p>High-Level Details:</p> <p>The applicant proposes to construct six single family dwellings as three semi-attached pairs.</p> <p>The third pair of semi-attached units will be in the rear of 2417-2419 Carrington Street and will face the rear alley.</p> <p>The proposed dwellings will be a simplified version of the historic Italianate dwellings found throughout Union Hill.</p>	
Staff Recommendation	Approval, with Conditions
Staff Contact	Alex Dandridge, (804) 646-6569, alex.dandridge@rva.gov
Previous Reviews	<p>The Commission conceptually reviewed this application at the October 2023 meeting. At that time, the application included the request to demolish the existing dwelling at 2417 Carrington Street and to construct 6 new dwellings, two of which would front the alley.</p> <p>The Commission agreed that the existing building proposed for demolition appeared to be in disrepair, however felt that there wasn't enough information on how much original material was salvageable from the building. The Commission requested that a third-party structural engineer provide a report on the property, and that the percentage of intact material be somehow calculated. This information would be needed to decide on the demolition component of the project.</p> <p>For the new construction, the Commission was generally in support of the proposed designs which did a decent job at referencing the surrounding architectural styles. There was a request to remove the proposed picture windows from the alley fronting dwellings and to incorporate more robust covered front porches onto the new dwellings at 2417-2421 Carrington Street.</p> <p>Since the last review, the applicant has reached out to the City Building Commissioner who visited the property proposed for demolition. After an inspection by the city, the Building Commissioner made the determination that the dwelling was in a state of disrepair and was a health and public safety</p>

	hazard. A violation was issued to the property; the abatement being demolition of the property by December 15 th , 2023.
Conditions for Approval	<ul style="list-style-type: none"> • Final exterior colors be submitted for administrative review and approval. • Decking boards on all front porches be installed perpendicular to the face of the building and be wood or a synthetic material that matches the width and profile of decking boards found in Union Hill. • The garage doors on 2417.5-2419.5 not feature any faux hardware. • Round downspouts and square or half round gutters be used on the dwellings. Final gutter and downspout specifications be submitted for administrative review and approval. • Fiber cement siding be smooth and unbeaded; all final material specifications be submitted for administrative review and approval. • HVAC equipment at the rear of the proposed dwellings and screened from the public right-of-way. • Any new retaining wall and inset steps be a material that that is commonly found in the district such as concrete or parged masonry. Final material, extent, and dimensions of the wall submitted to staff for review and approval prior to construction. • Any new privacy fencing be submitted for administrative review and approval.

Staff Analysis

Guideline Reference	Reference Text	Analysis
Sec. 30-930.6(j) Unsafe and dangerous conditions.	<i>Nothing in this division shall be construed to prevent the construction, reconstruction, alteration or demolition of any such building or feature which the Commissioner of Buildings shall determine is required for public safety because of an unsafe or dangerous condition. Upon the determination of such a condition, the Commissioner of Buildings shall provide notice to the Commission of Architectural Review.</i>	<p>106.1 US - Unsafe Structure • Unsafe</p> <p>An Existing structure is determined to be unsafe if it (i) is determined by the code official to be too dangerous to the health, safety and welfare of the occupants of the structure or the public; (ii) that contains unsafe equipment; or (iii) that is so damaged, decayed, dilapidated, structurally unsafe or of such faulty construction or unstable foundation that partial or complete collapse is likely.</p> <p>The Notification from the Building Commissioner to the Commission of Architectural Review, as well as the Notice of Violation that was issued to the property stating that Unsafe and Dangerous Conditions were present is attached to the end of this Staff Report.</p>
Standards For New Construction: Siting, page 46.	<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>	Based on the submitted plans, the proposed new construction should have similar front and side yard setbacks to other dwellings in the Union Hill City Old and Historic District. Due to the irregular shaped lots, the new construction will have staggard setbacks, which is common in Union Hill.
Standards For New Construction: Siting, page 46.	<i>3. New buildings should face the most prominent street bordering the site.</i>	The proposed new dwellings of 2417-2419 and 2421-2423 will face Carrington Street. The third pair of 2417.5-2419.5 will face the public alley. This third pair will be located directly behind 2417-2419 Carrington Street and will have smaller square footages.

<p>Standards For New Construction: Form, page 46.</p>	<p><i>1. New construction should use a building form compatible with that found elsewhere in the historic district. Building form refers to the specific combination of massing, size, symmetry, proportions, projections and roof shapes that lend identity to a building. Form is greatly influenced by architectural style of a given structure.</i></p>	<p>While the historic dwellings in the area have decorative cornices and brackets on the porch posts, the new dwellings will have simplified details.</p> <p>The dwellings proposed for 2417.5-2419.5 Carrington Street will have a single garage door and a pedestrian door on the front of each dwelling. During the conceptual review, the commission asked that the picture windows fronting the alley be removed. The applicant has responded by removing the picture windows and revising the design to include single windows. Staff finds that this fenestration is in-keeping with what is found in the district.</p>
<p>Standards For New Construction: Form, page 46.</p>	<p><i>2. New residential construction should maintain the existing human scale of nearby historic residential construction in the district.</i></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 new residential construction will be similar in scale to the surrounding historic dwellings. Most of the surrounding dwellings have full-width front porches. 2417 and 2419 Carrington Street will have single bay one story covered front porches. 2421 Carrington will have a partial width one-story covered front porch, and 2423 Carrington Street's front porch will be identical to the proposed porch at 2417 Carrington Street. Staff supports the inclusion and design of the front porches, as they are more robust than the metal canopies that were proposed in the conceptual design and enhance the human scale of the project.</p> <p>2417.5 and 2419.5 will be at grade and will not have a front porch. Staff finds this appropriate, as buildings fronting alleys generally do not have front porches. There will be small, cantilevered balconies facing the alley on both units.</p> <p>2417-2423 Carrington Street will have a wooden cornice feature with large brackets that align with the edges of the windows, as historically seen in the district.</p>
<p>Standards For New Construction: Height, Width, Proportion, & Massing, page 47.</p>	<p><i>1. New residential construction should respect the typical height of surrounding residential buildings.</i></p>	<p>The applicant did not include the height of the extant 2415 Carrington Street in the plans. The new construction at 2413 Carrington is higher than number 2415 and is about 28' tall. The new dwellings at 2417 to 2421 Carrington Street will vary from 22' to 25' tall. 2417 and 2419 Carrington will be flush, attached dwellings at about 25' tall. 2417.5-2419.5 Carrington Street will also be flush, attached dwellings and will be about 22' tall. 2421 and 2423 Carrington Street will be attached dwellings with slightly different heights. 2421 Carrington Street will be about 23'6 and 2423 Carrington will be about 24'10 tall. The applicant did not provide any other measurements of surrounding dwellings besides 2413 Carrington Street.</p> <p>To better demonstrate the proposed heights in context of the subject block, the applicant has submitted several conceptual renderings.</p>
<p>Standards For New Construction: Height, Width,</p>	<p><i>2. New residential construction should respect the vertical orientation of other</i></p>	<p>The windows and doors on the proposed new dwellings will all be vertically aligned.</p>

Proportion, & Massing, page 47.	<i>residential properties in surrounding historic districts.</i>	
Standards For New Construction: Height, Width, Proportion, & Massing, page 47.	<p>3. <i>The cornice height should be compatible with that of adjacent historic buildings.</i></p>	<p>The proposed cornice height of the new construction appears to be higher than that of the historic dwelling located at 2415 Carrington Street.</p>
Standards For New Construction: Materials and Colors, page 47.	<p>2. <i>Materials used in new residential construction should be visually compatible with original materials used throughout the district.</i></p> <p>3. <i>Paint colors used should be similar to the historically appropriate colors already found in the district.</i></p> <p>4. <i>Vinyl, asphalt, and aluminum siding are not permitted for use in City Old and Historic Districts. Other synthetic siding materials with a smooth, untextured finish may be allowed in limited cases, but approval by the Commission is always required.</i></p>	<p>Exterior materials will include: hardi plank siding, TPO roofing, wooden cornice brackets, metal roofing, boral trim pieces, black aluminum railings, and masonry foundations.</p> <p><u>Staff recommends that final exterior colors be submitted for administrative review and approval.</u></p> <p><u>Staff recommends that the decking boards on all front porches be installed perpendicular to the face of the building and be wood or a synthetic material that matches the width and profile of decking boards found in Union Hill.</u></p> <p>Exterior doors will be wood and glass. The garage doors on 2417.5 and 2419.5 will be fiberglass. <u>Staff recommends that the garage doors not feature any faux hardware.</u></p> <p>Information on gutters and downspouts was not included in the application. <u>Staff recommends that round downspouts and square or half round gutters be used on the dwellings. Staff recommends final gutter and downspout specifications to be submitted for administrative review and approval.</u></p> <p><u>Staff recommends that fiber cement siding be smooth and unbeaded, and that all final material specifications be submitted for administrative review and approval.</u></p>
Mechanical Equipment, page 68	<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 did not note the location of mechanical and HVAC equipment. <u>Staff recommends locating all HVAC Equipment at the rear of the proposed dwellings, and out of view from the public right-of-way.</u></p>
New Construction, Fences and Walls, page 51.	<p>1. <i>Fence, wall, and gate designs should reflect the scale of the historic structures they surround, as well as the character of nearby fences, walls, and gates.</i></p> <p>2. <i>Fence, wall, or gate materials should relate to building materials commonly found in the neighborhood.</i></p> <p>3. <i>Privacy fences along the side and rear of a property should be constructed of wood of an appropriate design. Privacy fences are not appropriate in front of a historic building.</i></p>	<p>The site is surrounded by a parged retaining wall that is in poor condition. There is a wooden privacy fence that sits on top of the wall. The rendering provided by the applicant shows that there will be a retaining wall surrounding the site. The applicant didn't provide detailing on the treatment of the existing wall. <u>Staff recommends that any new retaining wall and inset steps be a material that is commonly found in the district such as concrete or parged masonry. Final material, extent, and dimensions of the wall submitted to staff for review and approval prior to construction.</u></p> <p><i>If the applicant decides to remove the existing retaining wall and not reconstruct it, a subsequent review by the Commission will be required.</i></p>

Any new privacy fencing be submitted for administrative review and approval.

Figures



Figure 1. Rendering of 2413-2421 fully built out.

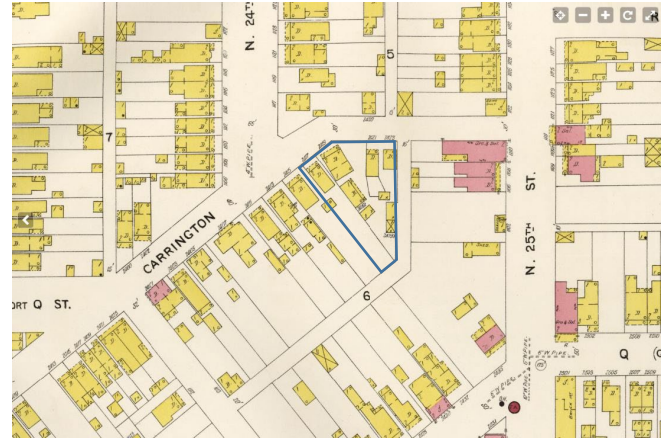


Figure 2. Sanborn Map from 1905 showing the 2400 block Carrington Street.

Figure 3. Rendering of alley.



Figure 4. View of 1108 and 1110 North 24th Street, which is northwest of the project site.



Figure 5. View of the east side and rear addition at 2417 Carrington Street.





Figure 7. View of the poor condition of the siding and porch roof on the west side of 2417 Carrington Street.

Figure 9. Historic photograph of 2417 Carrington Street from the 1950s. The photograph is on the 1956 Assessor Card for the property. From this photograph, it appears the roof, chimney and form of the house are intact. The size of the windows, window configuration, porch and exterior materials have all been altered.



Figure 6. View of the poor condition of the foundation on the west side of 2417 Carrington Street.



Figure 8. View showing the different replacement materials on the north and west sides of 2417 Carrington Street.



NOTICE OF VIOLATION - UNSAFE STRUCTURE

City of Richmond

Department of Planning & Development Review

Property Maintenance Division

900 E. Broad Street, Room G-12

Richmond, Virginia 23219

November 09, 2023

Este documento es un aviso de la Ciudad Richmond notificandole que usted tiene un problema con su casa o propiedad, el cual debe ser corregido a la brevedad posible. Si usted necesita ayuda para traducir o entender este documento en espanol, llame por favor al 804-646-6314 tan pronto como le sea posible. Usted deve presentar una apelacion por escrito, dentro de los 14 dias posteriores a la fecha de este aviso, en caso de que usted crea de que la nota es incorrecta. Si usted no presenta l apelacion dentro de los 14 dias, entonces perdera la posibilidad de disputar esta violacion.

Richmond Hill Design + Build
7714 Whitepine Road C
N Chesterfield Va 23237

Tracking #: 064219-2023
Inspector: Michelle Coward
Phone: (804) 385-0690
Parcel #: 0014598_E0000471010

Property located at: 2417 Carrington St

Building use at time of inspection:

A City of Richmond Property Maintenance Inspector inspected the structure specified above on 11/09/2023. The listed violations of the Virginia Maintenance Code (VMC) 2018 as amended and adopted by the City of Richmond Code Section 5-1 were found to exist. The violations cited must be abated by or as specified in the Special Orders included in the attached report.

Upon expiration of the abatement date the structure will be re-inspected for code compliance.

Failure to comply with this Notice may result in legal action and fines of up to \$2,500.00 per violation if convicted. (VMC Section 105.6 and VMC Section 105.7). In addition, the City may disallow occupancy, placard the structure, or abate the unsafe condition(s). A lien may be attached to the tax bill for administrative fees and any incurred costs.

You have the right to appeal this notice. Appeals must be made within fourteen (14) days of receipt of this Notice of Violation. A fee shall accompany your appeal. (VMC Section 107.5).

All codes referenced herein are from the Virginia Maintenance Code unless otherwise stated.

If you have questions regarding this Notice of Violation, you should contact me between 8:00 a.m. and 5:00 p.m. at (804) 385-0690.

Report of Unsafe Conditions

106.1 US - Unsafe Structure • Unsafe

An Existing structure is determined to be unsafe if it (i) determined to be dangerous to the health, safety and welfare of the occupants of the structure or the public; (ii) that contains unsafe equipment; or (iii) that is so damaged, decayed, dilapidated, structurally unsafe or of such faulty construction or unstable foundation that partial or complete collapse is likely.

As a result of an engineer report from Charles R. Fields, P.E. and an inspection conducted the building conditions are consistent with the Engineer's Report, foundation, walls, floors and roof are failing. Therefore, this structure has been deemed unsafe and in a state of imminent collapse by the Building Commissioner. The extent of deterioration has impacted the entire structure. The structure would need to be completely reconstructed, the cost associated with the reconstruction would not be feasible. The structure needs to be razed and removed. The structure will need to be demolished by December 15, 2023. A demolition permit will be needed to remove this structure. Failure to comply with this Notice may result in the City of Richmond demolishing the structure and placing a lien against the property for the cost associated with the demolition.

If permits are required to correct the conditions cited in this notice, this document or a copy thereof will be needed to obtain them. Permits can be obtained from: Permits and Inspections Division, 900 E. Broad Street, Room 110, Richmond, Virginia 23219

Additional responsibilities as a property owner:

Approximately 3,300 properties are in the City Old and Historic District. To determine whether or not your property falls within a City Old and Historic District, go to <http://www.richmondgov.com/richhistory> and click on the link "ViewMap of City Old & Historic Districts".

A *Certificate of Appropriateness* is required when any proposed work alters the exterior appearance of the property as it is viewed from a public street or alley. Certificates must be obtained before work can begin. For work requiring a building permit, no permit will be issued without a Certificate. This review procedure is required not only for the main structure on a lot but also accessory buildings, fences, exterior lighting, driveways and walks, and any other features visible to the public.

As in any review process some preplanning is necessary. Please direct any questions or requests to: Secretary, Commission of Architectural Review, Department of Planning & Development Review, 900 East Broad Street, Richmond, VA 23219.

Sincerely,

Michelle Coward
(804) 385-0690
Property Maintenance Inspector

From: [Alley, David L. - PDR](#)
To: [Coward, Michelle Y. - PDR](#)
Cc: [Vonck, Kevin J. - PDR](#); [Dandridge, Alex - PDR](#); [Lukanuski, Greg A. - City Attorney](#)
Subject: 2417 Carrington St
Date: Wednesday, November 8, 2023 12:25:26 PM
Attachments: [2417 Carrington St Inspection Report.pdf](#)
[image001.png](#)
[2023-08-25, 2417 Carrington Street - Structural Report.pdf](#)
[image003.png](#)

Michelle,

Good Afternoon! I hope today finds you well. Please see the attached documentation in order to process the Unsafe/Imminent Notice. Please provide me a copy of the notice only for review prior to issuing to the owner. This is in a Historic area-I have included Alex Dandridge on this email. Let me know if you have any questions or concerns.

Thanks!

Best Regards,

David L Alley III
Commissioner of Buildings
804-513-6939
david.alley@rva.gov
900 E. Broad St., Room 110, Richmond, Va. 23219-1907

Visit Our Website at: <https://www.rva.gov/planning-development-review/permits-and-inspections>