

## 8. COA-081540-2020

PUBLIC HEARING DATE

November 24, 2020

PROPERTY ADDRESS

618 N. 21<sup>st</sup> Street

DISTRICT

Union Hill

APPLICANT

Pepe's

STAFF CONTACT

Carey Jones

# Commission of Architectural Review

## STAFF REPORT

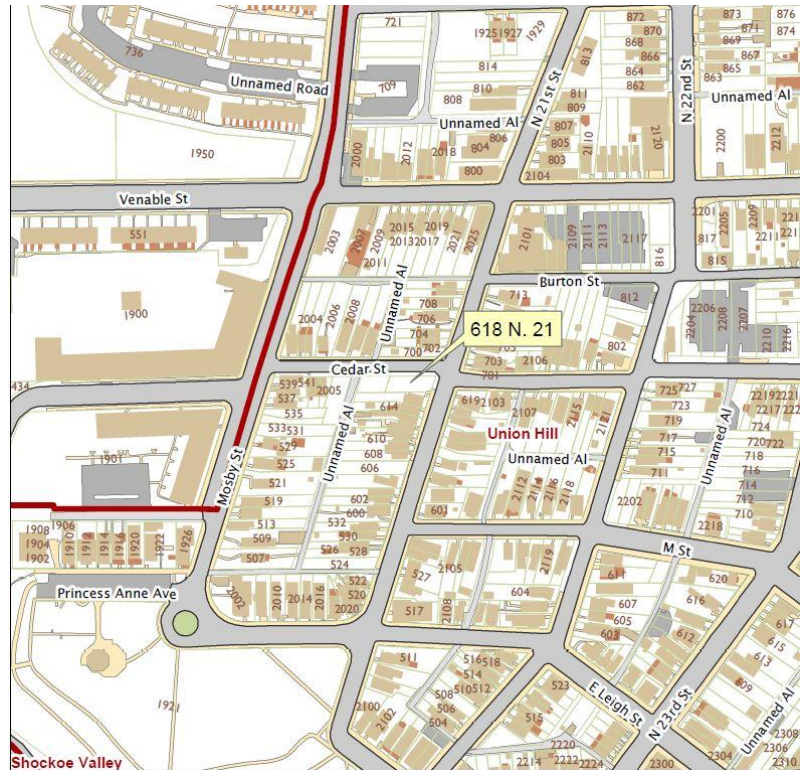


### PROJECT DESCRIPTION

**Construct a new two-story, single-family detached residence on a vacant lot.**

### PROJECT DETAILS

- The applicant proposes to construct a new, two-story, detached residence on a vacant corner lot.
- The new residence will be two stories in height, three bays wide with a low-pitched, false mansard roof.
- Exterior details include a side entry door with a two-bay wrap porch at the corner, a second-story corner balcony, aligned windows on the façade with headers and sills, and a rear deck.
- Proposed materials include brick veneer on the façade and either fiber cement or vinyl siding on the side and rear elevations.



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## CONCEPTUAL REVIEW

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" on pages 44, and 46-56 of the Richmond Old and Historic District Handbook and Design Review Guidelines utilizing the Guidelines presented below.

### PREVIOUS REVIEWS

The Commission has not previously reviewed this application.

### SURROUNDING CONTEXT

The project site is located on the southwest corner of Cedar Street and North 21<sup>st</sup> Street. The surrounding area is primarily residential in character. To the south, facing North 21<sup>st</sup> Street, are a group of attached, two-story, masonry residences with projecting bays. Across North 21<sup>st</sup> Street there are a mix of historic and new construction frame residences. Most of these have one-story, full-width porches. To the north along North 21<sup>st</sup> Street are additional free-standing, two-story, frame residences. Along Cedar Street, there are two vacant lots

where the Commission recently approved new construction and free-standing, two-story, frame residences. The majority of these residences have one-story porches and/or projecting bays.

**STAFF COMMENTS**

Staff recommends the applicant:

- reconsider the siting and form to reflect the orientation of the historic building
- consider a full-width porch
- utilize a consistent material on all exterior elevations
- relocate the entrance door to the façade
- include front and side entrance stairs

**STAFF ANALYSIS**

Siting, pg. 46, #s2-3	<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>North 21<sup>st</sup> Street has a mix of setback patterns. Staff notes that the applicant proposes an almost 6-foot setback and requests the applicant submit a dimensioned context site plan.</p>
	<p>3. <i>New buildings should face the most prominent street bordering the site.</i></p>	<p>The building faces North 21<sup>st</sup> Street, in keeping with the neighboring buildings.</p> <p>Staff notes the façade of the historic building was not parallel to the street and suggests <u>the applicant could reconsider the siting and form to reflect the orientation of the historic building.</u></p>
Form, pg. 46 #s1-3	<p>1. <i>New construction should use a building form compatible with that found elsewhere in the historic district.</i></p>	<p>The applicant proposes a two-story, three-bay building. The corner entrance bay is recessed and staff notes this is not a common design feature found in the district.</p>
	<p>2. <i>New residential construction should maintain the existing human scale of nearby historic residential construction in the district.</i></p>	<p>The applicant proposes common architectural elements found in the district and a compatible building height.</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 applicant proposes human-scale elements including front stairs and a two-bay wrap porch. Staff finds the majority of the porches in the area are either a full-width porch, or a single bay porch on houses with a partial raised foundation. Staff recommends <u>the applicant consider a full-width porch.</u></p>
Height, Width, Proportion, & Massing, pg. 47, #s1-3	<p>1. <i>New residential construction should respect the typical height of surrounding residential buildings.</i></p>	<p>The proposed house is 26'-4" in height. Staff finds this is generally consistent with the surrounding properties. Staff requests the applicant submit a dimensioned context elevation.</p>
	<p>2. <i>New residential construction should respect the vertical orientation typical of other residential properties in surrounding historic districts.</i></p>	<p>The applicant proposes vertically and horizontally aligned windows on the façade and south elevation. On the north, Cedar Street-facing elevation, the applicant proposed a pair of windows.</p>
	<p>3. <i>The cornice height should be compatible with that of adjacent historic buildings.</i></p>	<p>Staff requests the applicant submit a dimensioned context elevation.</p>

Materials and Colors, pg. 47, #s2, 4	<p><i>2. Materials used in new residential construction should be visually compatible with original materials used throughout the district.</i></p> <p><i>4. 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>The applicant proposes a brick veneer on the façade and siding on the side and rear elevations. Staff finds that a mix of materials is not a common exterior found in the district. Staff recommends that <u>the applicant utilize a consistent material on the exterior</u>. Staff further notes that the property was previously developed with a frame building and suggests the applicant could consider an all-frame building.</p>
New Construction, Doors and Windows, pg. 49 #3	<p><i>3. The size, proportion, and spacing patterns of doors and window openings on free standing, new construction should be compatible with patterns established within the district.</i></p>	<p>The applicant proposes a side entrance door on the corner bay. Staff finds that this is not in keeping with the surrounding district and recommends the applicant <u>relocate the entrance door to the façade to be more compatible with the surrounding district</u>.</p> <p>The applicant proposes the following window heights on the façade: 5'-11" on the first story and 5"-0 on the second story. On the side elevations the applicant proposes 6-foot-high windows.</p>
New Construction, Standards for New Construction: Corner Properties – Residential, pg. 48	<p><i>1. Secondary elevations of corner properties should reference massing similar to other corner locations in the historic district.</i></p> <p><i>2. The material used in the primary elevation should be continued along the second, corner elevation.</i></p> <p><i>4. Windows and doors on the secondary, corner elevation should be organized following the principals of the primary elevation: windows should be proportioned appropriately, aligned vertically, and arranged as though designing a primary elevation.</i></p>	<p>As noted above, the applicant proposes a brick veneer façade and siding on the side and rear elevations. Staff recommends a consistent material palette for all elevations.</p> <p>Staff notes the applicant proposes a porch that wraps around the corner of the building and provides access to two entrance doors. Staff finds that while this addresses the corner Guidelines, there are examples in the district that have a front and side door and entrance stairs and recommends the applicant consider this configuration.</p>
Mechanical Equipment, pg. 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 has not provided information about the location of the HVAC equipment. Staff requests this information be included in a subsequent application.</p>

FIGURES

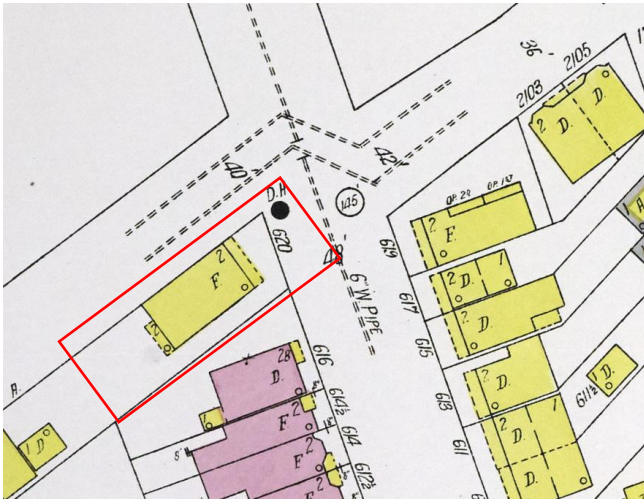


Figure 1. 1925 Sanborn Map.



Figure 2. 618-620 North 21st Street.



Figure 3. 608-615 North 21st Street.



Figure 4. 611-619 North 21st Street.



Figure 5. 619 North 21st Street, side elevation.



Figure 6. 424 North 25th Street with staggered bays, wrap porch, and front and side entry bays.