

**COMMISSION OF ARCHITECTURAL REVIEW
STAFF REPORT
January 23, 2018, Meeting**

19. **COA-028034-2017** (North Hill Renovations) **820 North 23rd Street
Union Hill Old and Historic District**

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

Staff Contact: **M. Pitts**

Proposal: The applicant requests conceptual review and comment for the construction of a new detached single-family house on an irregular shaped vacant lot at the corner of North 23rd and Burton Streets in the Union Hill Old and Historic District. The applicant is proposing a 2-story frame structure set on a concrete block foundation. The façade has a 3-bay composition and a 2-bay front porch. The front portion of the structure will have side gable roof clad in TPO. The applicant is proposing rear sections with staggered setbacks from Burton Street, shed roofs, and a small rear stoop. The proposed windows are 1/1 double hung wood windows.

Surrounding Context: The 800 block of North 23rd Street has limited remaining historic fabric. Across the street from the subject lot is a parking lot; two new 2-story, residential buildings; and a 2-story, Italianate, brick, mixed use structure. Adjacent to the subject lot is a 2-story, Italianate, frame double house with a full façade front porch. To the south of the historic structure are two new 2-story, residential buildings on irregular shaped lots.

Burton Street functions as an alley immediately adjacent to the property with the rear yards of the structures in the 2200 block of Venable Street facing Burton Street. The 2300 block of Burton Street functions as a street with structures that front Burton beginning at the corner of Burton and 23rd Streets. This block of Burton Street contains a row of attached, 3-bay, Colonial Revival dwellings with false mansard roofs and 2-bay front porches.

Previous Reviews: This is the Commission's first review of this project.

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: Residential" on pages 46-51 of the *Richmond Old and Historic District Handbook and Design Review Guidelines*. As only the elevation was provided, staff will only

be commenting on the compatible of the façade and the proposed height of the structure

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

A context site plan was not provided.

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

A context site plan was not provided.

New buildings should face the most prominent street bordering the site

The structure addresses North 23rd Street. The proposed project is located on a corner lot and interacts with Burton Street through the presence of windows on the side elevation. Staff encourages additional architectural elements as recommended by the Commission's Guidelines for Corner Properties (pg. 48) be included on this side elevation.

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 on the block including a 2-bay front porch, a 3-bay composition, and a symmetrical facade. The side gable roof is a form found in the district and on structures on the subject block which have since been demolished.

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 and front steps. The Guidelines encourage human scale elements be included on the secondary, corner elevation for corner properties. The Commission may wish to consider if additional architectural elements should be incorporated into the side elevation of the structure.

New construction should respect the typical height of surrounding buildings

The typical height of the surrounding buildings is 2 to 2 ½ stories. The proposed 2 story structure is in keeping with the typical height of the surrounding buildings.

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

The proposed project does maintain the vertical alignment and the symmetry of the surrounding buildings.

- 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 windows. The proposed fenestration is consistent with patterns in the district. The Commission may wish to consider if additional windows on the highly visible side and rear elevations would be appropriate to provide the architectural interest encouraged by the Commission's Guidelines for Corner Properties.

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

The applicant did not provide a dimensioned context elevation. The renderings indicate that the porch and cornice heights will be similar to that of the adjacent structure.

- 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 is consistent with frame structures in the district. Staff recommends that the visible side gable roof be clad in metal not the proposed TPO and the foundation be clad in brick to be more consistent with materials on historic structures in the district.

The following items will need to be included for final review (please refer to the Commission's New Construction Checklist and Required Dimensions document for additional details):

1. Dimensioned site plan to include dimensions of the proposed building
2. Dimensioned elevations to include the height from grade
3. Dimensioned context site plan
4. Dimensioned context elevation
5. Head and sill heights for openings on the elevations
6. List of windows and doors to include size, material, and design
7. Description of all materials (attach specification sheets if necessary)
8. Statement of how the *Richmond Old and Historic District Handbook and Design Review Guidelines* informed the proposed work.