

11. COA-049214-2019

PUBLIC HEARING DATE

February 26, 2019

PROPERTY ADDRESS

802 North 22nd Street

DISTRICT

Union Hill

Commission of Architectural Review

STAFF REPORT



APPLICANT

802 N 22nd St. LLC

STAFF CONTACT

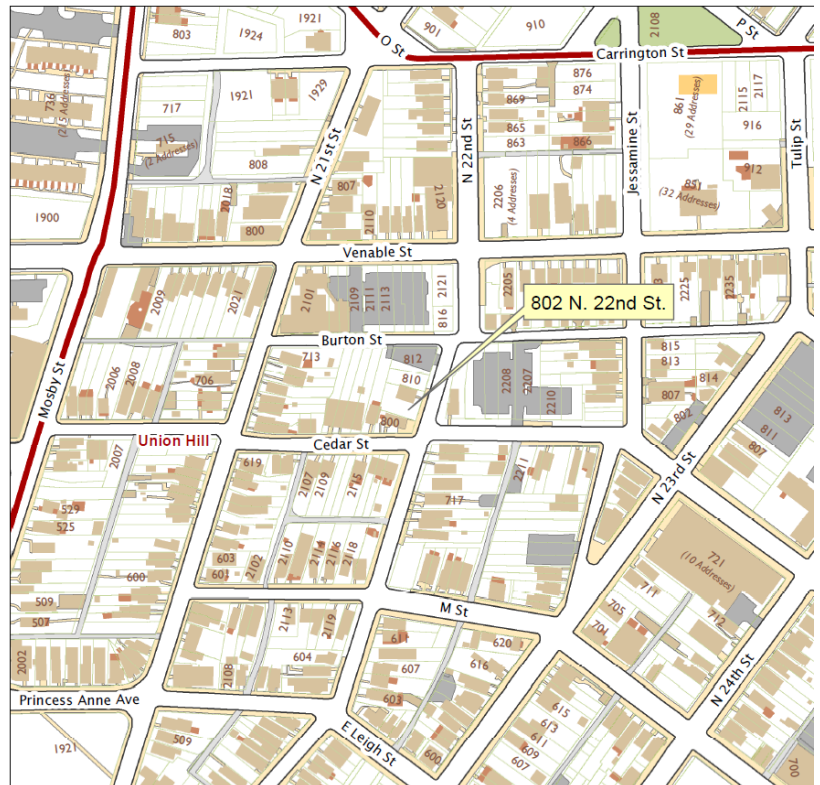
C. Jones

PROJECT DESCRIPTION

Construct a new, single-family residence.

PROJECT DETAILS

- The applicant proposes to construct a new detached single-family dwelling on a vacant lot.
- The dwelling will be a two-story frame building with a 3-bay composition, minimally sloped shed roof, clad in fiber cement lap siding, and will sit on a parged foundation.
- Exterior details will include a one-story, three-bay, full-width front porch with a dentil molding, a small rear porch with a simple door overhang with knee brace supports, square front porch columns and steel railings.
- The dwelling will have two-over-two double hung windows on the front, side, and rear elevations.



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STAFF RECOMMENDATION

APPROVE WITH CONDITIONS

PREVIOUS REVIEWS

The Commission conceptually reviewed the application at the August 28, 2018 meeting and in general was supportive of the project. Commission members raised questions about the shape of the lot and suggested a side entry porch to respond to the lot's unique shape. The Commission reviewed the final application at the September 25, 2018 meeting and were supportive of the project. At the September meeting, the Commission approved the application with the condition that the window, roof, and exterior colors be submitted to staff for administrative review and approval. Since the September 2018 meeting the applicant has revised the application based on revised lot lines. This report only addresses the changes between the final application and the revised application.

STAFF RECOMMENDED CONDITIONS

- The fenestration on the left side elevation be reconfigured to include vertically aligned windows on both stories of the visible bays.

- The applicant confirm with staff the presence and style of a right side window prior to applying for a building permit.
- The rear porch railing utilize a Richmond Rail design and that it be painted or opaquely stained a neutral or dark color.
- The applicant submit additional information about the rubber roof shingle product.
- The window materials and proposed exterior colors be submitted for review and approval.

STAFF ANALYSIS

Standards for New Construction, Form, pg. 46, #1	<i>New construction should use a building form compatible with that found elsewhere in the district.</i>	The proposed building will be rectangular in form instead of the stepped form originally approved by the Commission. Staff finds that rectangular buildings are a common form found in the district.
New Construction, Doors and Windows, pg. 56, #3	<i>The size, proportion, and spacing patterns of doors and window openings should be compatible with patterns established in the district.</i>	The applicant has revised the fenestration pattern for the side elevations. Staff finds that the left side elevation no longer has vertically aligned windows on the visible bays. The right elevation may have a window at the rear of the building. <u>Staff recommends that the fenestration on the left side elevation be reconfigured to include vertically aligned windows on both stories of the visible bays. Staff further requests that the applicant confirm with staff the presence and style of a right elevation window prior to applying for a building permit.</u>
Porches and Porch Details, pg. 49, #s2-3	<i>2. When designing a new railing for a new infill building, or for an existing building which has lost its railing and for which no documentary or physical evidence survives, the balusters in the traditional Richmond rail are generally rectangular in section (with the narrow dimension facing the street) or square. Typical deck railings, consisting of nailed-up stock elements, are not approved as they are not based on a compatible historical model found in Richmond's Old and Historic Districts.</i>	The applicant proposes to install a nailed up picket railing on the back porch. Staff finds the building utilizes traditional decorative elements and recommends they be utilized consistently in the building design. <u>Staff recommends the rear porch railing utilize a Richmond Rail design that it be painted or opaquely stained a neutral or dark color.</u>
Porches and Porch Details, pg. 49, #5	<i>Materials used in new construction should be visually compatible with original materials used throughout the district. Vinyl, asphalt, and aluminum siding are not permitted.</i>	<p>The submitted details include materials that are visually compatible with the original materials used throughout the district including a parged foundation, fiber cement siding and trim, TPO membrane on the main roof, EPDM for the front porch, solid wood doors, and fiberglass porch columns. Staff finds that these materials are appropriate for this building.</p> <p>The applicant proposes to use rubber slate shingles on the mansard roof and rear door overhang. <u>Staff requests the applicant submit additional information about this product for review and approval.</u></p> <p>The applicant proposes to use the Plygem 300 series windows, a wood window with a vinyl sash.</p>

The applicant has confirmed with staff that the windows will be all wood. Staff recommends the window materials be submitted for review and approval.

The applicant has not provided information about the exterior color. Staff recommends the applicant submit the proposed exterior colors to staff for review and approval.

It is the assessment of staff that, with the conditions above, the application is consistent with the Standards for Rehabilitation and New Construction outlined in Section 30-930.7 (b) and (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 the code.

FIGURES

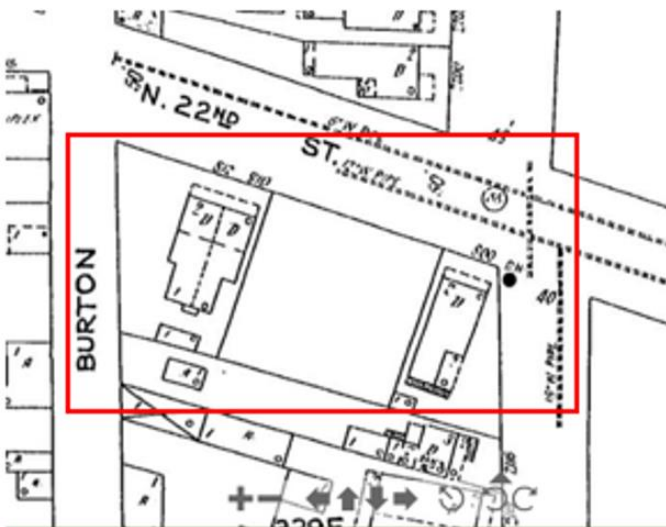


Figure 1. 802 North 22nd Street, 1925-1952 Sanborn Map



Figure 2. 802 North 22nd Street.