

5. COA-090038-2021

PUBLIC HEARING DATE

April 27, 2021

PROPERTY ADDRESS

908 North 24th Street

DISTRICT

Union Hill

APPLICANT

Ironwood Investment Group LLC

STAFF CONTACT

C. Jones

Commission of Architectural Review

STAFF REPORT

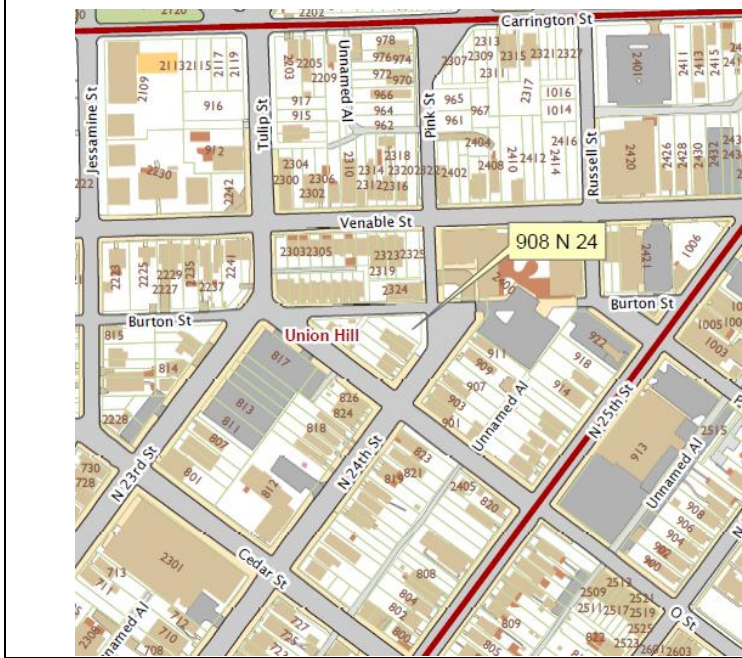


PROJECT DESCRIPTION

Construct a new two-story, single-family, detached residence.

PROJECT DETAILS

- The applicant proposes to construct a single-family dwelling on a vacant irregular-shaped corner lot.
- The proposed dwelling is two stories in height, approximately 24'-5", three bays wide with a one-story, one-bay portico.
- Decorative details include one-over-one windows with decorative panels placed vertically between the windows, and a bay window on the right side elevation.
- The proposed exterior materials include fiber cement exterior siding, a brick veneer foundation, and a dark membrane for the portico roof.



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STAFF RECOMMENDATION

DEFER

PREVIOUS REVIEWS

The Commission reviewed this application at the March 2021 meeting. During the meeting, the Commission addressed the corner guidelines, the façade design including the front porch, the window design, and cornice line details. The Commission suggested a side room or other design detail to reflect the historic building footprint, add visual interest, and address the corner guidelines. The Commission also stated that in its current proposed form the right elevation has different window sizes and spacing, and in general does not meet requirements for an important visible elevation. The Commission also noted that the side elevation is highly visible and recommended a secondary entrance on Burton, possibly an additional room or a landing. The Commission also suggested the cornice line be simplified by removing the brackets, and the use of a one-over-one window instead of the proposed two-over-two windows. The Commission also discussed the proposed height and stated that there is considerable empty space between the second-floor windows and the cornice line and that this is somewhat concerning and could be addressed by lowering the building height.

STAFF RECOMMENDATIONS

- The applicant meet with staff to discuss incorporating the Commission feedback and guidelines and to review the application requirements
- the applicant consider a fenestration pattern in keeping with the surrounding area, including larger

- windows on the first floor, and submit a window schedule in a subsequent application
- the applicant reconsider the right side elevation to create a more balanced window alignment and consider another first-story window to balance the fenestration pattern on the rear
- the applicant consider screening the HVAC unit and the screening be submitted to staff for review and approval

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>According to the site survey submitted by the applicant, the building generally will be aligned with the neighboring building.</p>
	<p>3. <i>New buildings should face the most prominent street bordering the site.</i></p>	<p>The façade faces N. 24th Street, the prominent street bordering the site.</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 single-family, two-story, three-bay dwelling. Staff finds that this is compatible with the surrounding properties on the subject block.</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 a two-story, three-bay building. Staff finds this is in keeping with the existing human scale of the surrounding district.</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 has responded to Commission feedback and has removed the decorative details from the cornice line. Staff notes this does not address the Commission concerns about the amount of space between the cornice line and second-story windows.</p>
		<p>Staff also notes that the neighboring semi-attached houses have full-width porches, as do all of the neighboring houses except the Greek Revival house at 911 N. 24th Street. Staff further notes that the Commission recommended the applicant <u>consider a full-width porch</u>. Staff requests the applicant provide additional information to indicate they considered a full-width porch, including if this design feature is allowed by zoning.</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>According to the conceptual street view submitted by the applicant, the proposed building will be approximately 24'-5" while the neighboring buildings are approximately 24'.</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 aligned openings on the façade. During the conceptual review, the Commission recommended revising the fenestration pattern on the right side and rear elevation. The applicant has added a bay</p>

		<p>window to the right side elevation. On the rear elevation the applicant proposes a single window on the first floor and a group of three windows on the second floor. Staff recommends <u>the applicant reconsider the right side elevation to create a more balanced window alignment and consider another first-story window to balance the fenestration pattern on the rear.</u></p>
	<p>3. <i>The cornice height should be compatible with that of adjacent historic buildings.</i></p>	<p>According to the context photos and elevation submitted by the applicant, the cornice height will be generally compatible with the neighboring building. Staff notes the proposed cornice line and windows are not in scale with the neighboring properties and recommends the applicant <u>consider larger windows on the façade and a larger cornice line, including an additional trim board.</u></p>
<p>Materials and Colors, pg. 47</p>	<p>2. <i>Materials used in new residential construction should be visually compatible with original materials used throughout the district.</i></p>	<p>The applicant proposes fiber cement siding on the exterior, a brick veneer foundation, and a membrane roof for the front portico. Staff finds the proposed materials are in keeping with the <i>Guidelines</i>. <u>Staff notes the materials list indicates a parged foundation while the elevations show a brick foundation, and requests this be clarified in a subsequent application.</u> Staff notes the applicant proposes to use an Anderson Fibrex window which has been approved in limited applications but not for all windows on a new construction building.</p>
<p>New Construction, Doors and Windows, pg. 49 #3</p>	<p>3. <i>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>During the conceptual review of this application staff noted the windows sizes appear to be smaller than those found on the surrounding properties and suggested that the applicant consider a fenestration pattern in keeping with the surrounding area, including larger windows on the first floor. Staff also requested the applicant submit a window schedule in a subsequent application. Based on the submitted plans, it appears that the first- and second-story windows are the same size. Staff reiterates the recommendation that <u>the applicant consider a fenestration pattern in keeping with the surrounding area, including larger windows on the first floor, and submit a window schedule in a subsequent application.</u></p>
<p>New Construction, Standards for</p>	<p>1. <i>Secondary elevations of corner properties should reference massing similar to other corner locations in the historic district.</i></p>	<p>In response to Commission feedback, the applicant proposes a projecting bay on the east elevation. The bay will be clad in PVC panels</p>

<p>New Construction: Corner Properties – Residential, pg. 48</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>with a pair of one-over-one windows. Staff notes that the sides of the bay are solid, whereas traditionally the sides would also have openings. Staff recommends additional openings on the side elevations of the bay windows.</p>
<p>Substitute Materials, pg. 60</p>	<p><i>The use of painted PVC trim may be used on new freestanding buildings, secondary elevations with limited visibility from the public right-of-way, new additions with limited visibility from the public right-of-way, and new outbuildings.</i></p>	<p>Staff also notes the applicant proposes PVC on the columns, porch decking, and decorative panels between the windows. Staff recommends against the use of PVC for all of these elements as they are on highly visible elevations.</p>
<p>Mechanical Equipment, pg. 68</p>	<p><i>The visual impact of new mechanical equipment should be minimized to protect the historic character of the district.</i></p>	<p>The site plan submitted by the applicant indicates that the HVAC unit will be located in the rear yard. Staff notes that this is a highly visible location due to the street configuration and recommends <u>the applicant consider screening the HVAC unit, and the screening be submitted to staff for review and approval.</u></p>

FIGURES

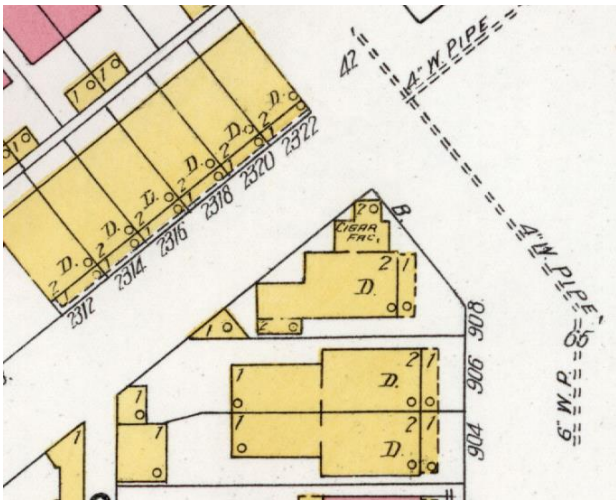


Figure 1. Sanborn map, 1925.

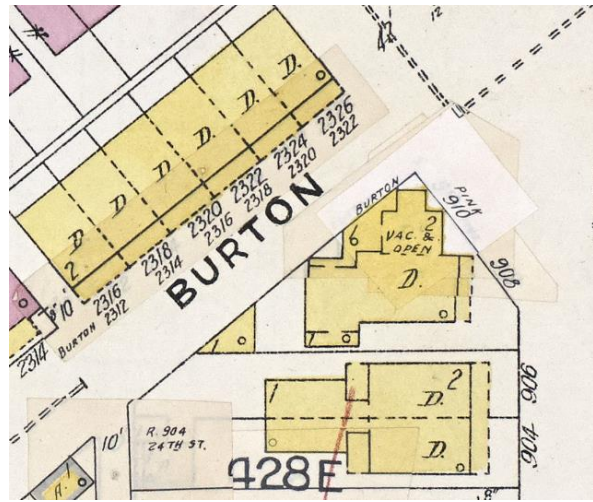


Figure 2. Sanborn map, 1950.



Figure 3. 908 N. 24th Street.



Figure 4. 900-906 N. 24th Street.



Figure 5. 909 and 911 N. 24th Street.



Figure 6. 900 block of N. 24th Street, odd side.



Figure 7. 901-905 N. 24th Street.



Figure 8. 2300 block of Burton Street.