

**COMMISSION OF ARCHITECTURAL REVIEW
STAFF REPORT
January 24, 2017 Meeting**

8. **CAR No. 17-003** (602 LLC)

**602 West 19th Street
Springhill Old and Historic District**

Project Description:

**Construct a single family dwelling
and a garage on a vacant lot.**

Staff Contact:

M. Pitts

The applicant requests approval to construct a single family dwelling and detached garage on a vacant parcel in the Springhill Old and Historic District. The proposed building design references the Craftsman Bungalow-styled houses found throughout the district. The proposed structure will be situated between a newly constructed single family home which was approved by the Commission in 2015 and a Colonial Revival style home constructed in 1920.

The proposed new construction will be a two story frame structure with a front gable roof clad in dimensional shingles set on a brick foundation. The applicant is proposing fiber cement cedar shake in the gable in Evening Blue, and the remainder of the structure will be clad in smooth, unbeaded fiber cement siding with a 7.25" reveal in Monterey Taupe. The home will have a full façade front porch with a hipped roof clad in dimensional shingles, 12" round columns set on brick piers, and Richmond rail. The façade will have a three bay composition, and all windows will be 1/1 aluminum clad wood windows. On the south elevation, the applicant is proposing a small projecting first floor bay and at the rear a small covered landing. The project will be set back approximately 25' to align with the adjacent new construction and will be approximately 28' in height at the roof ridge.

The proposed garage will utilize the same roof, foundation, and siding materials and gable roof form as the primary structure. The garage will be 18' by 20' and approximately 14 ½' at the roof ridge. The applicant is proposing a conventional garage door to face the alley and a six panel fiberglass door to the rear yard.

The applicant is seeking **Final Approval** for this project. Commission staff reviewed the new building through the lens of the "Standards for New Construction: Residential" on pages 44 and 45 of *the Richmond Old and Historic District Handbook and Design Review Guidelines* utilizing the checklist below

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

The proposed project is setback approximately 25 feet to align with the adjacent new construction and the historic properties on the block.

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

The structures on the proposed block have a consistent setback which the proposed project meets.

New buildings should face the most prominent street bordering the site

The structure addresses West 19th Street.

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 form of the proposed building takes its cues from the Craftsman Bungalow houses found throughout the district, having a full front porch, front gable clad in cedar shake, shingled roof, and side bay window.

The proposed garage is an appropriate building form for an outbuilding in the district as it references the primary structure in materials and design, is subordinate to the primary structure, and located at the rear of the lot. Staff recommends details of the proposed garage door be provided for administrative review and approval prior to installation.

New construction should incorporate human-scale elements such as cornices, porches and front steps.

The proposed project incorporates human-scale elements including front and rear porches, and front steps as part of the project.

New construction should respect the typical height of surrounding buildings

The proposed building will be approximately 28' in total height. While building heights along this block, and throughout most of the district vary considerably, the proposed structure will match that of the newly constructed building and the existing building at 606 W. 19th Street which is also approximately 28' in height.

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 proposed width respects the typical width of the single family houses found in the district.

- The size, proportion, and spacing patterns of doors and window openings should be compatible with patterns established in the district.**

The proposed windows on the façade are vertically aligned and symmetrically placed which is consistent with patterns in the district. The applicant has stated the head and sill heights of the windows on all elevations will align as is characteristic of the historic buildings.

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

The porch and cornice heights relate to those of the adjacent structures, both the newly constructed building and the historic 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 applicant proposes fiber cement siding; brick foundation; dimensional composite shingles; wooden porch details; simulated divided lite, aluminum clad, wood windows, and fiberglass doors. Though the Guidelines note that the fiber cement siding should not have a wood grain texture, staff supports the use of the cedar shake as it is compatible with the cedar shake found in the district on homes including 516 West 19th Street. Staff recommends approval of the proposed paint colors as medium blue and taupe are colors listed as appropriate for Arts and Crafts style buildings in the Commission's paint guidelines.

Staff recommends approval of the application as submitted with the noted conditions. Staff believes the proposed new construction is consistent with the Commission's *Guidelines*. The proposed building incorporates the building form found in the district and utilizes materials compatible with the district.

Staff recommends the Commission's approval be also conditioned on the mechanical units being screened from the public right of way.

It is the assessment of staff that the application, with the noted conditions, is consistent with the Standards for New Construction outlined in Section 30.930.7(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 code.