



Staff Report
City of Richmond, Virginia



Commission of Architectural Review

5. COA-129501-2023	Final Review	Meeting Date: 5/23/2023
Applicant/Petitioner	Amanda Seibert	
Project Description	Construct a new single family, two story detached house on a vacant lot.	
Project Location		
Address: 1014 Russell Street		
Historic District: Union Hill		
<p>High-Level Details:</p> <p>Applicant proposes to construct a two-story, single-family detached residence on a vacant lot.</p> <p>The new construction will feature a steeply pitched roof with lower cross gables, a partial front porch, and a projecting second-floor box bay window with a shed roof.</p> <p>The building will be clad in horizontal siding, the face of the rear gable being clad in faux wood shingles.</p> <p>The south elevation will feature an asymmetrical gable. The end of the gable will terminate much lower than the western gable end.</p>		
Staff Recommendation	Deferral	
Staff Contact	Alex Dandridge, alex.dandridge@rva.gov , (804) 646-6569	
Previous Reviews	<p>The Commission conceptually reviewed this application at the March 28, 2023 meeting. The Commission was not supportive of the design during the conceptual review, finding that the varying roof forms and double front facing gables were not in-keeping with the modest design of dwellings typically found in the district or with the new construction around the subject site. Specifically, the Commission found that the roofline on the south elevation was problematic. The Commission also recommended simplifying the cladding selection and reducing the amount of ornamentation on the front facade.</p>	
Staff Recommendations	<ul style="list-style-type: none"> • The set back of the dwelling be similar to the depth of historic setbacks in the district. • The set back of 1014 Russell match that of 1016 Russell so that a uniform street wall is established. Setback to be measured from the face of each dwellings front projection. 	

	<ul style="list-style-type: none"> • A simplified plan be used that eliminates the irregular, asymmetrical roof form on the south façade of the building. • The decorative windows hood be eliminated from the design. • The transoms be removed from the first-story. • Final window schedule be submitted for review and approval. • Any side yard hardscaping be submitted on a site plan for the final review.
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Staff Analysis

Guideline Reference	Reference Text	Analysis
<p>Siting, pg. 46, #2-3</p>	<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>There is not an established set-back on the subject block, as most of the land is vacant. A specific setback was not provided in the application.</p> <p>The R-63 zoning district permits a front yard with a depth of no less than 25 feet.</p> <p><u>Staff recommends that the set back of the dwelling be similar to the depth of historic setbacks in the district.</u></p> <p><u>Staff recommends that the set back of 1014 Russell match that of 1016 Russell so that a uniform street wall is established. Setback to be measured from the face of each dwellings front projection.</u></p> <p>From the drawings submitted to staff, it appears that the two dwellings will have similar setbacks. No specific setback measurement was provided in the final application.</p>
<p>Form, pg. 46, #1-3</p>	<p>1. <i>New construction should use a building form compatible with that found elsewhere in the historic district.</i></p> <p>2. <i>New residential construction should maintain the existing human scale of nearby historic residential construction in the district</i></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 new construction has a form that is atypical of the district with a steeply pitched roof with lower cross gables.</p> <p>1014 Russell Street is located in an area at the northern edge of the Union Hill Old and Historic District which has very little historic fabric left to serve as context for new construction.</p> <p>During the conceptual review of this application, the Commission was particularly concerned about the profile created by the asymmetrical roof form on the building's south façade.</p> <p>In 2021 & 2022, the Commission approved several new construction projects near 1014 Russell including: 2309 & 2311 Carrington, 2307 Carrington & 967, 965, & 961 Pink Street. While the previously approved new construction projects mentioned above are</p>

		<p>new traditional in style, they all feature a certain level of symmetry and simple roof forms.</p> <p>The proposed building most closely relates to the massing, proportions, and form of the “New Traditional Victorian Style” which is defined by irregular roof forms, steeply pitched gable roofs with lower cross gables, differing window shapes and sizes.</p> <p>Traditional architecture in Union Hill has regular ground-plans with few extensions that allow for simple roof forms, while the house at 1014 Russell features and irregular ground-plan with extensions that creates a more complex roof form not common in the district.</p> <p><u>Staff recommends that as simplified plan be used that eliminates the irregular, asymmetrical roof form on the south façade of the building.</u></p> <p>Since the conceptual review, the applicant has added additional ornamentation to the front façade, specifically a decorative window hood over the first-floor windows on the projecting bay. Decorative window hoods are not common in Union Hill; however, the few examples that do exist are most common on Italianate buildings. <u>Staff recommends that the decorative windows hoods be eliminated from the design.</u></p> <p>The new construction will feature a partial front porch and a front sidewalk leading to the street.</p> <p>Contemporary dwellings have been approved in this area of Union Hill; however they feature traditional forms and symmetry.</p>
<p>Height, Width, Proportion, & Massing, pg. 47, #1-3</p>	<ol style="list-style-type: none"> 1. <i>New residential construction should respect the typical height of surrounding residential buildings.</i> 2. <i>New residential construction should respect the vertical orientation typical of other residential properties in the surrounding historic districts.</i> 3. <i>The cornice height should be compatible with that of adjacent historic buildings.</i> 	<p>The roof peak of the dwelling will be approximately 36’ 7”. This is taller than many historic dwellings in the area which are generally around 30’ in height. The new construction is similar in height to other new construction in the area. 2317 Carrington to the rear is a new construction and about 32.5’ tall.</p>
<p>New Construction, Doors and Windows, pg.49 #3</p>	<ol style="list-style-type: none"> 3. <i>The size, proportion, and spacing patterns of doors and window openings on free standing, new construction should be compatible with patterns established in the district.</i> 	<p>During the conceptual review, staff asked that the north elevation windows be vertically aligned. The applicant has responded by vertically aligning the first bay of windows on the north elevation.</p> <p>Windows on the first floor will feature transoms. The drawings submitted indicate that the transoms on the front façade will not</p>

		<p>be a consistent size. <u>Staff recommends that the transoms be removed from the first-story</u> in order to further simplify the overall design of the proposed building.</p> <p>No window dimensions were submitted with the application. <u>Staff recommends that a final window schedule be submitted for review and approval.</u></p>
<p>New Construction, Materials & Colors, pg. 53, #2, #5</p>	<p>2. <i>Materials used in new construction should be visually compatible with original materials used throughout the surrounding neighborhood.</i></p> <p>5. <i>Rooftop mechanical equipment should be located as discretely as possible to limit visibility. In addition, appropriate screening should be provided to conceal equipment from view. When rooftop railings are required for seating areas or for safe access to mechanical equipment, the railings should be as unobtrusive as possible, in order to minimize their appearance and visual impact on the surrounding district.</i></p>	<p>During the conceptual review of this application, the Commission had concerns about the proposed faux wood shingle cladding material and asked that a cladding material more compatible with the district be used. The applicant has responded by proposing Hardi Plank horizontal siding on the entire dwelling with the expectation of the rear gable face. Staff finds this material change compatible with the Guidelines.</p> <p>The main roof appears to use architectural shingles, and the shed roof over the front & rear porches and the decorative roof features will use standing-seam metal.</p> <p>Exterior HVAC and trash receptacles will be located on a secondary elevation and minimally visible from the public ROW.</p> <p><u>Staff recommends that any side yard hardscaping be submitted on a site plan for the final review. Final hardscaping selections were not submitted with the most recent application.</u></p>
<p>Standards for New Construction, pg. 46</p>	<p>3. New buildings should face the most prominent street bordering the site.</p>	<p>The building will face the most prominent street, Russell Street.</p>

Figures

Figure 1. 1924-1925 Sanborn Map

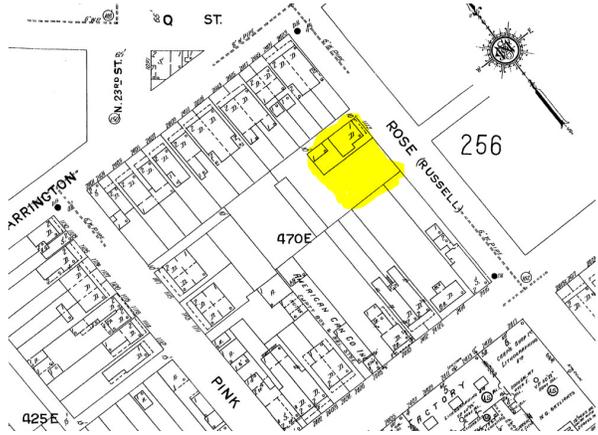


Figure 2.



Figure 3. View north on Pink St.



Figure 4. View south Pink St.



Figure 5. 967 Pink St.



Figure 6. New construction across the street

