

11. COA-044095-2018

PUBLIC HEARING DATE

November 27, 2018

PROPERTY ADDRESS

820 N 23rd St

DISTRICT

Union Hill

Commission of Architectural Review

STAFF REPORT



APPLICANT

River City Ventures, LLC.

STAFF CONTACT

Carey L. Jones

PROJECT DESCRIPTION

Construction of a two-story, single family house.

PROJECT DETAILS

- The application proposes new construction of a two-story, five-bay by three-bay, single family residence on a vacant lot.
- The first story will project past the face of the neighboring building at 816 by two feet.
- The first story porch will align with the recently constructed porch at 812 and the second story will align with the face of 812 and 814 N. 23rd St and project over the first story by approximately three feet.
- Fenestration patterns include four, 33x72 inch, one-over-one windows on the first floor and four, 33X65 inch windows on the second floor. The proposed windows are aluminum or vinyl clad.
- Door openings include a single centered door with transom on the façade and single door on the rear.
- Exterior materials include a brick veneer foundation, smooth, cementitious siding and a membrane or metal roof of the main body.
- Exterior details include a bracketed cornice line, and a one-story, six-foot deep, full-width porch with a metal roof, Richmond Rail supported by brick piers and 8x8 square columns.
- There will be a small deck on the rear with nailed-up picket railing.



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PREVIOUS REVIEWS

At the January 23rd, 2018 meeting the Commission conceptually reviewed a proposed new single-family, residential development at this location. At the March 27, 2018 meeting the Commission approved the application with conditions: the size of the transom windows be modified to reflect the scale of the windows on the first story in a manner to be administratively reviewed and approved; the side gable primary roof be clad in metal not the proposed TPO; and the foundation be clad in brick. Since the March 27, 2018 approval a new applicant has submitted revised plans to the Commission for review.

CONCEPTUAL REVIEW

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 44, and 46-47 of the Richmond Old and Historic District Handbook and Design Review Guidelines utilizing the Guidelines presented below.

STAFF COMMENTS

- A second story over-hang is not a form found in the district
- The following information should be submitted for final review:
 - Dimensioned context elevation, including foundation and porch height
 - Dimensioned floor plan
 - A detailed statement of how the project conforms to the Guidelines
 - A window that meets the Commission Guidelines

STAFF ANALYSIS

Siting, pg. 46, #s2-3	<p><i>2. 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>The applicant has submitted a site plan which notes the front of the new construction will align with the new construction at 812 and 814 and will project in front of the adjacent historic house at 816. Staff further notes that the historic building pattern for this block included buildings placed at irregular setbacks (Figures 1-3).</p>
	<p><i>3. New buildings should face the most prominent street bordering the site.</i></p>	<p>The building faces North 23rd Street, the prominent street for this lot.</p>
Form, pg. 46 #s1-3	<p><i>1. New construction should use a building form compatible with that found elsewhere in the historic district.</i></p>	<p>The project utilizes elements found on structures nearby including a two-story height, a side gable roof, and a one-story, full width front porch.</p>
	<p><i>2. New residential construction should maintain the existing human scale of nearby historic residential construction in the district.</i></p>	<p>The proposed project is two stories in height and maintains the existing scale of the surrounding buildings.</p>
	<p><i>3. New residential construction and additions should incorporate human-scale elements such as cornices, porches and front steps into their design.</i></p>	<p>The proposed project incorporates human-scale elements including front porches, front steps and a cornice.</p>
Height, Width, Proportion, & Massing, pg. 47, #s1-3	<p><i>1. New residential construction should respect the typical height of surrounding residential buildings.</i></p>	<p>The proposed project is similar in width and height to houses in the surrounding area.</p>
	<p><i>2. New residential construction should respect the vertical orientation typical of other residential properties in surrounding historic districts.</i></p>	<p>The project façade also maintains the vertical alignment and symmetry of surrounding buildings. Staff has concerns about the blank space on the second floor façade.</p>
	<p><i>3. The cornice height should be compatible with that of adjacent historic buildings.</i></p>	<p>The porch and cornice heights appear to be compatible with the adjacent buildings.</p>
New Construction, Doors and Windows, pg. 56 #4	<p><i>Because the material cannot be manufactured to model effectively the appearance of historic windows, vinyl windows are not appropriate for contributing buildings in historic districts.</i></p>	<p>As vinyl is not an approved material for use in the City and Old Historic Districts, staff recommends the applicant use a window that meets the Commission’s <i>Guidelines</i>.</p>
Materials and	<p><i>Materials used in new residential</i></p>	<p>The proposed materials appear to meet to the</p>

IMAGES

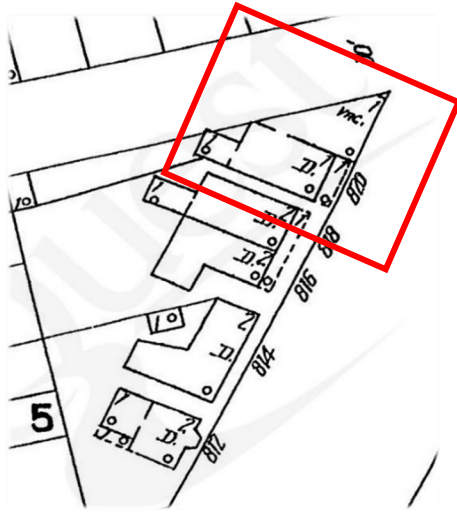


Figure 1. 1905 Sanborn Map



Figure 2. 1925 Sanborn Map

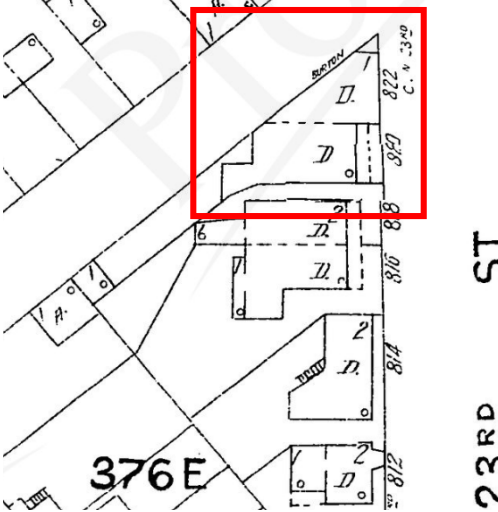


Figure 3. 1950 Sanborn Map



Figure 4. 820 N. 23rd Street, ca. 1977



Figure 5. 820 North 23rd, ca. 1993



Figure 6. 820 N. 23rd Street, 2018