


Commission of Architectural Review

5. COA-134293-2023	Conceptual Review Meeting Date: 8/22/2023
Applicant/Petitioner	Will Gillette, Baker Development
Project Description	Construct a new single-family detached dwelling.
Project Location	
Address: 618 West 20 th Street	
Historic District: Spring Hill	
<p>High-Level Details:</p> <ul style="list-style-type: none"> • The new house will be number 616, built on the south part of number 618's lot. • The applicant proposes to construct one, new two-story residential dwelling. • The proposed dwelling will have a full front porch and a front gabled roof. • The extant wooden shed at the rear of the new lot will be demolished. • The proposed dwelling will be clad in horizontal, fiber cement siding. • Other dwellings on the block are one and two-story residential buildings from around 1920. • East of the proposed lot is a 6-story apartment building, built in 1976. • To the north of the proposed lot is a 15-story apartment building, built in 1964. 	
Staff Recommendation	Conceptual Review
Staff Contact	Annie Delaroderie, anne.delaroderie@rva.gov , 804-646-6335.
Previous Reviews	none
Conditions for Approval	<p>Staff recommends:</p> <ul style="list-style-type: none"> • That the same exterior material also be used under the front gable roof. • That the porch have a hipped roof, in keeping with other historic properties on the block. • The slope of the proposed house's roof should be reduced. That the house should feature a less prominent gable vent. • That the second-floor bathroom windows and the kitchen windows be a bit larger and closer to the size of the other windows. • That the balusters are fitted into the top and bottom rails around the new deck.

Staff Analysis

Guideline Reference	Reference Text	Analysis
Standards For New Construction, page 46	<i>All new residential and commercial construction, whether in the form of additions or entire buildings should be compatible with the historic features that characterize the setting and context. To protect the context of the surrounding historic district, new construction should reference the materials, features, size, scale, proportions, and massing of the existing historic buildings in its setting.</i>	The proposed lot is on a block with one and two-story residential dwellings from around 1920, in addition to two large apartment buildings. The proposed building will be comparable in size to the neighboring number 618 and other 2-story dwellings in the district. <u>Staff recommends that the same exterior material also be used under the front gable, on the proposed dwelling.</u> During a site visit, staff observed that most historic dwellings in this district do not feature varying materials.
Standards For New Construction: Siting, page 46	<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>	The proposed dwelling will have similar setbacks as the neighboring houses, numbers 614 and 618. The proposed dwelling will be built on the south part of number 618's lot, and will have adequate lot coverage, based on the size of surrounding lots.
Standards For New Construction: Form, page 46	<i>1. New construction should use a building form compatible with that found elsewhere in the historic district. Building form refers to the specific combination of massing, size, symmetry, proportions, projections, and roof shapes that lend identity to a building.</i>	The new dwelling will have a similar form and design as number 618. Number 618 is a two-story front gabled house with a full front porch and asphalt shingled exterior. Number 616 will also have a full front porch, two stories and a front gabled roof. Houses directly south of the new dwelling are 1 and 2-story bungalows. Number 616 will also have a similar design as numbers 600 and 602, along the south end of the block.
Standards For New Construction: Form, page 46	<i>2. New residential construction should maintain the existing human scale of nearby historic, residential construction in the district.</i>	All of the dwellings on this block have small staircases from the sidewalk that lead to full front porches. Each of the historic, 2-story buildings on the block have full, front porches with hipped roofs. <u>Staff recommends that the porch have a hipped roof, in keeping with other historic properties on the block.</u>
Standards for New Construction: Height, Width, Proportion & Massing, page 47	<i>1. New residential construction should respect the typical height of surrounding, residential buildings.</i>	The proposed dwelling and number 618 will be the same height from the ground to the soffit. It is unclear from the drawings submitted, how the gables will align. Number 614 is a one-story bungalow. While, the proposed house is planned to be the same height from the ground to the base of the roof, as number 618, the roof slope appears steep. <u>Staff recommends the slope of the proposed house's roof should be reduced. Staff recommends that the house should feature a less prominent gable vent.</u>
Standards for New Construction: Materials & Colors, page 47	<i>2. Materials used in new residential construction should be visually compatible with original materials used throughout the district.</i>	Numbers 600, 602 and 618 are three historic two-story dwellings on the block. Each of these buildings are intact and likely originally had wood siding, but their exteriors have replacement materials. Number 618 has asphalt shingle siding, 600 has asbestos siding and 602

		has an aluminum and vinyl siding. The fiber cement siding on the proposed new dwelling is a new exterior material and will visually relate to the historic buildings on the block.
Standards For New Construction: Doors and Windows, page 56	<i>2. The size, proportion and spacing patterns of door and window openings on free-standing new construction should be compatible with patterns established in the district.</i>	Staff noticed that the middle windows on the first and second floors, on the south elevation, are much narrower than the other windows on the plans. <u>Staff recommends making the second-floor bathroom windows and the kitchen windows a bit larger and closer to the size of the other windows.</u>
Standards For New Construction: Porches and Porch Details, page 49,	<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). The baluster is fitted into the recess in the top rail and a sloped bottom rail. 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 rear deck on the plans is not compatible and appears to feature nailed-up pickets. <u>Staff recommends that the balusters are fitted into the top and bottom rails around the new deck.</u>

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. View of the proposed lot for 616 West 20th Street.



Figure 2. View of 618 West 20th Street. The new dwelling will be located on the south portion of this lot, which is the overgrown section in the left side of the photograph.

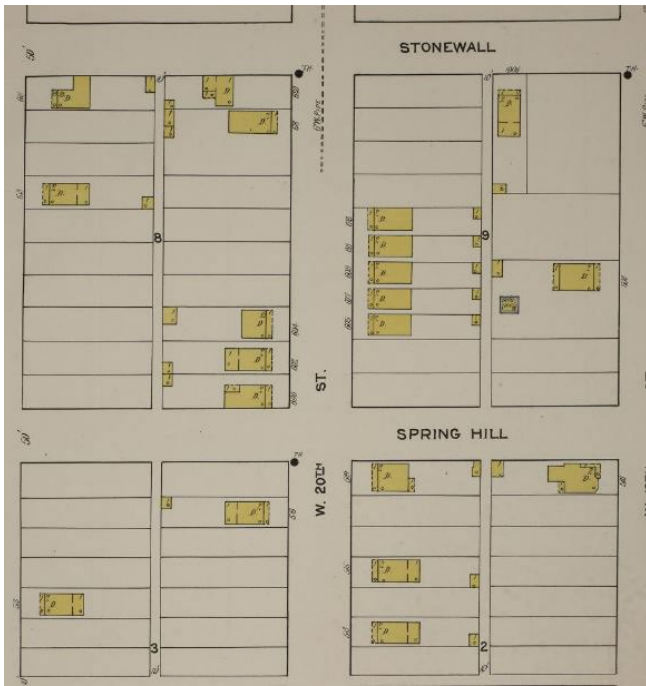


Figure 3. Sanborn Map from 1919, showing West 20th Street. 618 West 20th is along the northwest corner of West 20th Street and Stonewall Avenue.



Figure 4. Sanborn Map from 1950, showing West 20th Street. By 1950, the two bungalows located at 612 and 614 had been constructed. Today, the west side of the street remains intact, while the dwellings on the east side have been demolished for a surface parking lot.



Figure 5. View of 614 West 20th Street



Figure 6. View of 612 West 20th Street.



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Figure 7. View of 602 and 604 West 20th Street.



Figure 8. View of 600 West 20th Street.



Figure 9. View of 620 West 20th Street. This house will be located two lots north of the proposed dwelling.



Figure 10. View of Stonewall Place, located at 1920 Stonewall Avenue. This apartment building property takes up the whole east side of the block on West 20th Street.



Figure 11. View of Riverside Apartments. This apartment building is located at 2000 Riverside Avenue. This property takes up the whole lot, north of the proposed lot.



Figure 12. Rear view of 618 West 20th Street.



Figure 14. Rear view of the proposed lot for 616 West 20th Street. The shed on the left of the photograph will be demolished.



Figure 13. Rear view of the proposed lot for 616 West 20th Street. The shed on the left of the photograph will be demolished.