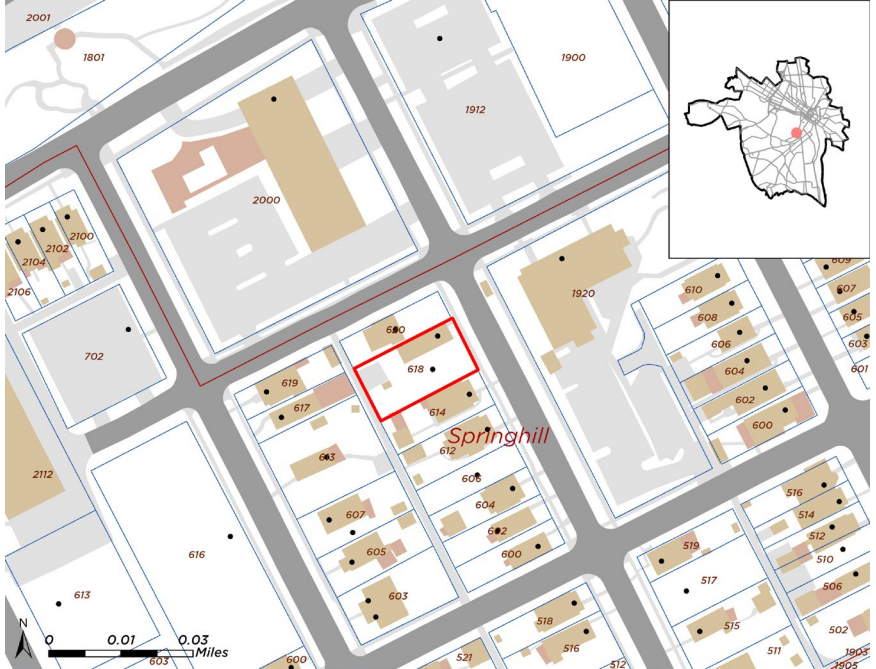




Commission of Architectural Review

2. COA-135963-2023	Final Review	Meeting Date: 9/26/2023
Applicant/Petitioner	Will Gillette	
Project Description	Construct a new single- family detached dwelling.	
Project Location		
Address: 616 West 20 th Street		
Historic District: Springhill		
High-Level Details: <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 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	Approval, with Conditions	
Staff Contact	Annie Delaroderie, anne.delaroderie@rva.gov , 804-646-6335.	
Previous Reviews	<p>The Commission conceptually reviewed this application at the August 22, 2023 meeting. Overall, the Commission was supportive of the design and had few recommendations. A commissioner wants to see the stone wall in the back of the lot retained. Several commissioners discussed the pattern of windows on the south elevation. A commissioner commented that they want to see a better comparison of the heights of the new building and adjacent buildings.</p> <p>The applicant resolved the question about the windows on the south elevations and staff are waiting for a clearer comparison of the total heights of the new building and surrounding buildings.</p>	

Conditions for Approval	<p>Staff recommends:</p> <ul style="list-style-type: none"> air conditioning units need to be screened or located behind the house. that the balusters are fitted into the top and bottom rails around the new rear deck. Administrative Approval for final window, door and paint color specifications. Windows be wood or aluminum clad.
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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. During a site visit, staff observed that most historic dwellings in this district do not feature varying materials. Staff observed newer residential dwellings with two materials on the façade, on West 19 th Street. The original plans submitted for the August Commission meeting included a long, vertical gable vent on the front façade. The removal of this gable vent makes the façade more compatible with buildings in the historic district.
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. <u>Staff recommends Air Conditioning units need to be screened or located behind the house.</u>
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. <u>Staff recommends Administrative Approval for final window, door and paint color specifications. Windows be wood or aluminum clad.</u>
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. The applicant has revised the plans for the porch. The

		revised plans have a hipped roof over the porch instead of a long, shed roof.
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.
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>	The applicant has revised the design of the south elevation on the building and removed proposed narrow windows in the kitchen and the second-floor bathroom. A window in the second-floor primary bathroom was enlarged on the revised plans to align it with the rest of the windows.
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 rear deck.</u>
Standards For Site Improvements: Fences and Walls, page 78	<i>1. Original fences and walls should be retained and maintained whenever possible.</i>	During the August Commission meeting, a commissioner and several neighbors asked about retaining the stone wall in the rear of the lot, behind 618 West 20 th Street. Staff received documentation that this stone wall is not historic and is supported by cinder blocks. The wooden shed in the rear of 618 West 20 th Street will be removed, as part of this new construction project. Staff was unable to determine the age of this shed and approves the removal of the structure.

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 626 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.

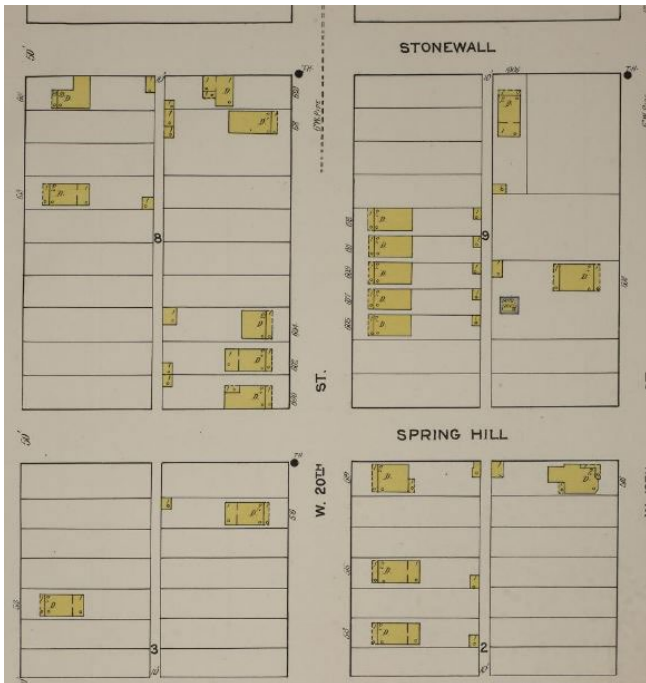


Figure 3. Sanborn Map from 1919, showing West 20th Street. 618 West 20th is along the northwest corner of West 20th Street and Stonewall Avenue.

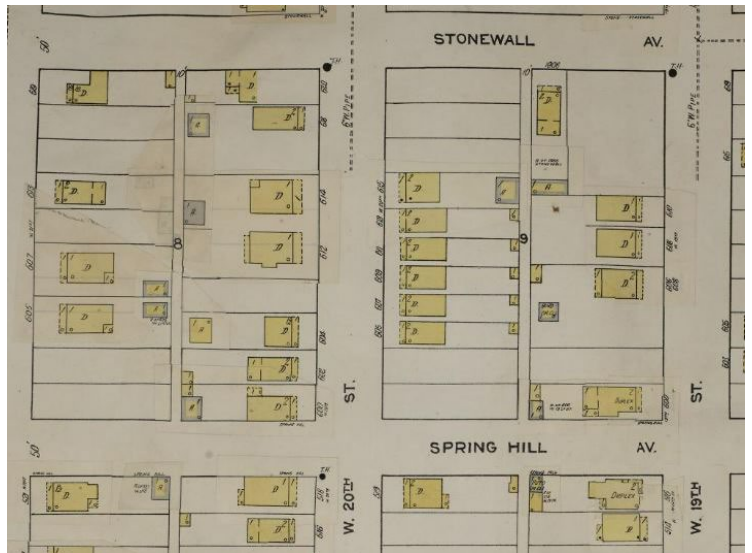


Figure 4. Sanborn Map from 1950, showing West 20th Street. By 1950, the two bungalows located at 612 and 614 had been constructed. Today, the west side of the street remains intact, while the dwellings on the east side have been demolished for a surface parking lot.



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Figure 5. View of 602 and 604 West 20th Street.



Figure 6. View of 600 West 20th Street.



Figure 7. View of Riverside Apartments. This apartment building is located at 2000 Riverside Avenue. This property takes up the whole lot, on the north side of Stonewall Avenue, north of the proposed lot.



Figure 8. View of Stonewall Place, located at 1920 Stonewall Avenue. This apartment building and its adjacent parking lot takes up the whole east side of the block on West 20th Street.



Figure 9. View of the rear of 618 West 20th Street



Figure 10. View of the rear of the proposed lot for 616 West 20th Street. The shed on the left of the photograph will be demolished.

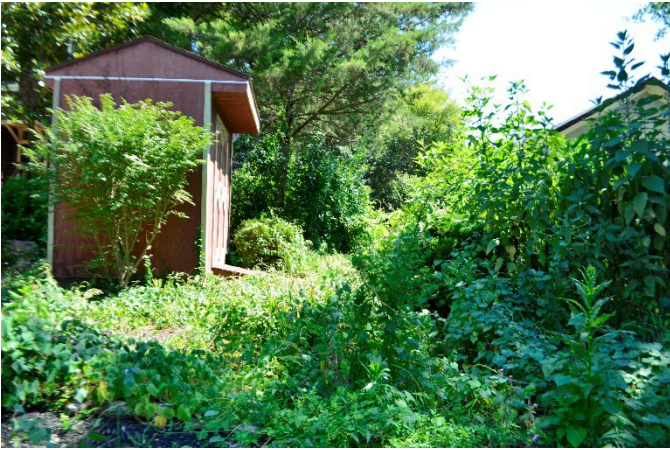


Figure 11. Rear view of the proposed lot for 616 West 20th Street. The shed on the left of the photograph will be demolished.