

**COMMISSION OF ARCHITECTURAL REVIEW  
STAFF REPORT  
January 23, 2018 Meeting**

14. COA-028569-2018 (C. White)

**2200-2202 M Street  
Union Hill Old and Historic District**

**Project Description:**

**Construct a duplex.**

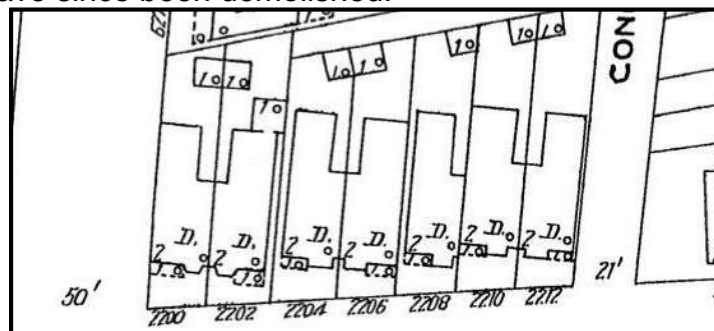
**Staff Contact:**

**M. Pitts**

**Proposal:** The applicant requests approval to construct two attached single-family dwellings in the Union Hill Old and Historic District. The proposed structure will be located on a vacant corner lot at the intersection of North 22<sup>nd</sup> Street and M Street. The proposed new construction will be a two-story frame structure with a low sloped hipped roof, a bracketed cornice, and two rectangular projecting bays on the façade. The structure will be approximately 25' in height and will be 37'-4" wide. Each single-family home will have a covered front entry porch with round columns and a membrane roof. On the North 22<sup>nd</sup> Street elevation, the applicant is proposing minor undulation in the building wall, 2/2 windows whose head heights align, and a bracketed cornice. The applicant is proposing a small deck at the rear of each structure which is accessible by pairs of double doors.

**Surrounding Context:** The subject lot is adjacent to a 2-story duplex constructed prior to the establishment of the district in 2007. Adjacent to the new construction are a group of Late Victorian 2-story frame homes with projecting square bays. The double house at 2210 - 2212 M Street has a false mansard roof and each half has a rectangular 2-story 3-sided projecting bay. The structure immediately across M Street is a 2-story frame Italianate building oriented to North 22<sup>nd</sup> Street. The adjacent blocks are primarily developed with 2-story, 3-bay Italianate and Greek Revival dwellings.

The historic pattern on the block was the projecting bay of the house to the east aligned with the front building wall of the adjacent house to the west. This was the same condition for the double houses at 2200-2202 M Street and 2204-2206 M Street which have since been demolished.



1905 Sanborn Map

**Previous Review:** The Commission conceptually reviewed an application for the construction of a two-story, frame, Late Victorian-inspired structure with a false mansard primary roof on December 19, 2017. The Commission made the following comments during conceptual review:

- The building should be sited to replicate the historic setback pattern of the block in which the buildings' setbacks are related to the projecting bays of the adjacent property.
- The applicant should rework the side elevation to conform to the Commission's Corner Property Guidelines.
- The bay design should be revised with a different roof form.

In response to the Commission's comments, the applicant altered the plans as follows:

- The setback has increased to reflect the setback pattern of the block.
- The false mansard and shed primary roof has been replaced with a low sloped hipped roof and a bracketed cornice.
- The conical, three-sided projecting bay has been replaced with a rectangular projecting bay with a low sloped hipped roof.
- The front stoops have been replaced with front porches with membrane roofs and columns.
- The side elevation includes minor projecting sections which appear to project the depth of a corner board.

The applicant is seeking **Final Review** for this project. Commission staff reviewed the project through the lens of the "Standards for New Construction: Residential" on pages 46-51 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 setback is consistent with the historic setback on the street as it appears the front building wall is setback to approximately align with the front building wall of the projecting bay of the new construction to east.

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

The historic pattern on the block was the projecting bay of the house to the east aligned with the front building wall of the adjacent house to the west. The setback is consistent with the historic setback on the street as it appears the front building wall is setback to approximately align with the front building wall of the projecting bay of the new construction to east.

- New buildings should face the most prominent street bordering the site**

The structure addresses M Street which is the primary street frontage. The proposed project is located on a corner lot and interacts with North 22<sup>nd</sup> Street through the presence of windows on the side elevation.

- 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 proposed building form is compatible with the buildings in the district and the subject block. The applicant has incorporated elements that characterize the subject block including the bracketed cornice and the rectangular projecting bay. The applicant has responded to the Commission's concerns regarding the projecting bay on the façade by simplifying the roof and proposing a rectangular shape as is characteristic of the block. The applicant has incorporated a front porch roof which is characteristic of the district.

In response to the Commission's request for additional architectural elements as recommended by the Commission's Guidelines for Corner Properties (pg. 48) be included on this side elevation, the applicant has altered the side elevation to provide minor undulations to break up the long elevation.

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

The proposed project incorporates human-scale elements including a cornice, front stoops, and front steps as part of the project. The Guidelines encourage human scale elements be included on the secondary, corner elevation for corner properties. The applicant has included a cornice on the side elevation. Staff recommends the bracket placement be consistent throughout the entire elevation including areas with no proposed windows.

- New construction should respect the typical height of surrounding buildings**

The typical height of the surrounding buildings is 2 to 2 ½ stories. The proposed 2 story structure is in keeping with the typical height of the surrounding buildings.

- 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. Though the proposed structure is approximately 5 feet wider than the adjacent structure, the proposed width respects the typical width of double houses found in the district and is a similar width to the historic home at 2210 -2212 M Street.

- 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. As the Commission's Guidelines for Corner Properties note that windows and doors on the corner elevations should be organized following the principals of the primary elevation to include being aligned vertically, staff recommends the windows on the North 22<sup>nd</sup> Street elevation be vertically aligned.

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

The porch and the cornice heights align with that of the historic structures on the block. The Commission's Guidelines for Corner Properties note that particular attention should be paid to the height of foundations to create an appropriately scaled appearance that relates to neighboring structures and is consistent with neighboring properties and that heights should be kept to a level that will enhance, not detract, from the pedestrian experience. The proposed 1'-4" foundation meets this guideline.

- 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 proposed construction utilizes fiber cement siding and trim, composite windows, membrane roofing, steel railings, and a brick foundation. The materials are compatible with frame structures found in the district.

Staff recommends the following conditions for the proposed materials:

- Details of the proposed cornice and brackets be submitted for administrative review and approval.
- Details of the proposed porch columns be submitted for administrative review and approval.
- The siding be smooth and without a bead.
- Paint and brick colors be submitted for administrative review and approval.
- The windows be simulated divided lite with interior and exterior muntins and a spacer bar.
- The rear deck railing be Richmond rail and the deck be painted or opaquely stained a neutral color that complements one or more of the colors found in the main structure to be reviewed and approved by staff.

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**Staff recommends approval of the project with conditions.** Staff finds the proposed project responded to the Commission's concerns and is a building form compatible with the historic structures in the district.

It is the assessment of staff that, with the acceptance of the stated conditions, the application 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.