

9. COA-087770-2021

PUBLIC HEARING DATE

March 23, 2021

PROPERTY ADDRESS

908 North 24th Street

DISTRICT

Union Hill

APPLICANT

Ironwood Investment Group LLC

STAFF CONTACT

C. Jones

Commission of Architectural Review

STAFF REPORT

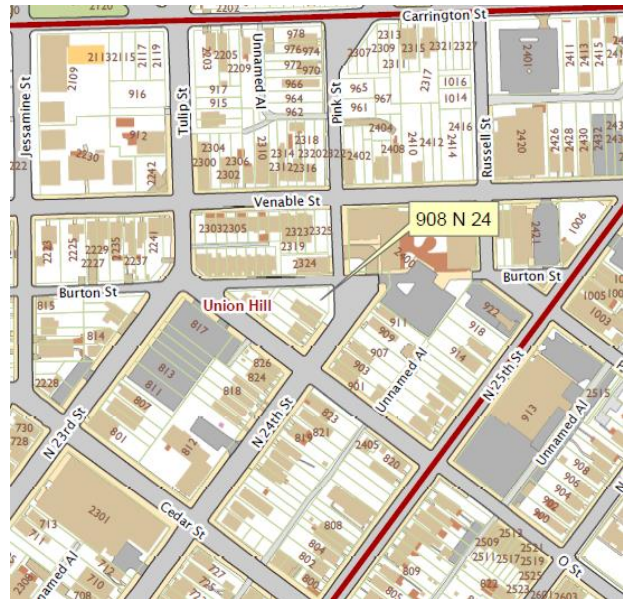


PROJECT DESCRIPTION

Construct a new two-story, single-family, detached residence.

PROJECT DETAILS

- The applicant proposes to construct a single-family dwelling on a vacant irregular-shaped corner lot.
- The proposed dwelling is two stories in height, three bays wide with a one-story, one-bay portico. The applicant also proposes Italianate-style details including a decorative cornice line with brackets and panels and two-over-two windows.
- The proposed exterior materials include fiber cement exterior siding, a brick veneer foundation, and a dark membrane for the portico roof.



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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" on pages 44, and 46-56 of the Richmond Old and Historic District Handbook and Design Review Guidelines utilizing the Guidelines presented below.

PREVIOUS REVIEWS

The Commission has not previously reviewed this application.

SURROUNDING CONTEXT

The area surrounding the proposed project is primarily residential in character. The majority of the buildings are either free-standing attached or semi-attached, single-family residences. Exterior details found in the surrounding area include decorative cornice lines, projecting sills and headers, and one-story, full-width porches. Across the street is an elevated Greek Revival residence with a one-bay portico and side-gable roof. Across Burton Street are a number of semi-attached and attached residences in both frame and masonry. Also found in the surrounding area is the current Church Hill Houses, a large, former factory now in residential use.

STAFF COMMENTS

Staff recommends the applicant consider:

- a full-width porch to be more in keeping with the prevailing pattern found in the surrounding district

- another first-story window to balance the fenestration pattern
- larger windows on the façade and a larger cornice line, including an additional trim board
- a fenestration pattern in keeping with the surrounding area, including larger windows on the first floor
- incorporating either a bay window or an engaged porch, or another design element, to address the corner guidelines

STAFF ANALYSIS

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| Siting, pg. 46, #s2-3 | <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>According to the site survey submitted by the applicant, the building generally will be aligned with the neighboring building.</p> |
| | <p>3. <i>New buildings should face the most prominent street bordering the site.</i></p> | <p>The façade faces N. 24th Street, the prominent street bordering the site.</p> |
| Form, pg. 46 #s1-3 | <p>1. <i>New construction should use a building form compatible with that found elsewhere in the historic district.</i></p> | <p>The applicant proposes a single-family, two-story, three-bay dwelling. Staff finds that this is compatible with the surrounding properties in the district.</p> |
| | <p>2. <i>New residential construction should maintain the existing human scale of nearby historic residential construction in the district.</i></p> | <p>The applicant proposes a two-story, three-bay building. Staff finds this is in keeping with the existing human scale of the surrounding district.</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 proposed building has a decorative cornice line and a front portico with stairs. Staff notes that the neighboring semi-attached houses have full-width porches, as do all of the neighboring houses except the Greek Revival house at 911 N. 24th Street. Staff recommends the applicant <u>consider a full-width porch to be more in keeping with the prevailing pattern found in the surrounding district.</u></p> |
| Height, Width, Proportion, & Massing, pg. 47, #s1-3 | <p>1. <i>New residential construction should respect the typical height of surrounding residential buildings.</i></p> | <p>According to the conceptual street view submitted by the applicant, the proposed building will be approximately 24'-8" while the neighboring buildings are approximately 24'.</p> |
| | <p>2. <i>New residential construction should respect the vertical orientation typical of other residential properties in surrounding historic districts.</i></p> | <p>The applicant proposes vertically aligned openings on the façade and right side elevation. On the rear elevation the applicant proposes a single window on the first floor and a group of three windows on the second floor. Staff recommends the applicant <u>consider another first-story window to balance the fenestration pattern.</u></p> |
| | <p>3. <i>The cornice height should be compatible with that of adjacent historic buildings.</i></p> | <p>According to the context photos and elevation submitted by the applicant, the cornice height will be generally compatible with the neighboring building. Staff notes the proposed cornice line and windows are not in scale with</p> |

the neighboring properties and recommends the applicant consider larger windows on the façade and a larger cornice line, including an additional trim board.

Materials and Colors, pg. 47

2. Materials used in new residential construction should be visually compatible with original materials used throughout the district.

The applicant proposes fiber cement siding on the exterior, a brick veneer foundation, and a membrane roof for the front portico. Staff finds the proposed materials are in keeping with the *Guidelines*. Staff notes the materials list indicates a parged foundation while the elevations show a brick foundation, and requests this be clarified in a subsequent application.

The applicant proposes to wrap the columns in PVC and staff finds that this is not in keeping with the *Guidelines*.

Staff notes the applicant proposes to use an Anderson Fibrex window.

New Construction, Doors and Windows, pg. 49 #3

3. The size, proportion, and spacing patterns of doors and window openings on free standing, new construction should be compatible with patterns established within the district.

As mentioned above, it appears that the proposed windows are smaller than those found on the surrounding properties. Staff suggests that the applicant consider a fenestration pattern in keeping with the surrounding area, including larger windows on the first floor. Staff also requests the applicant submit a window schedule in a subsequent application.

New Construction, Standards for New Construction: Corner Properties – Residential, pg. 48

*1. Secondary elevations of corner properties should reference massing similar to other corner locations in the historic district.
2. The material used in the primary elevation should be continued along the second, corner elevation.
4. Windows and doors on the secondary, corner elevation should be organized following the principals of the primary elevation: windows should be proportioned appropriately, aligned vertically, and arranged as though designing a primary elevation.*

Staff notes that this is a corner property with views of the right side and rear elevation. Based on the Sanborn maps it appears the historic residence on this site had a bay window and engaged porch. Staff recommends the applicant consider incorporating either of these elements, or another design element, to address the corner guidelines.

Mechanical Equipment, pg. 68

The visual impact of new mechanical equipment should be minimized to protect the historic character of the district.

Staff requests the applicant submit information about the location of the proposed HVAC equipment in a subsequent application.

FIGURES

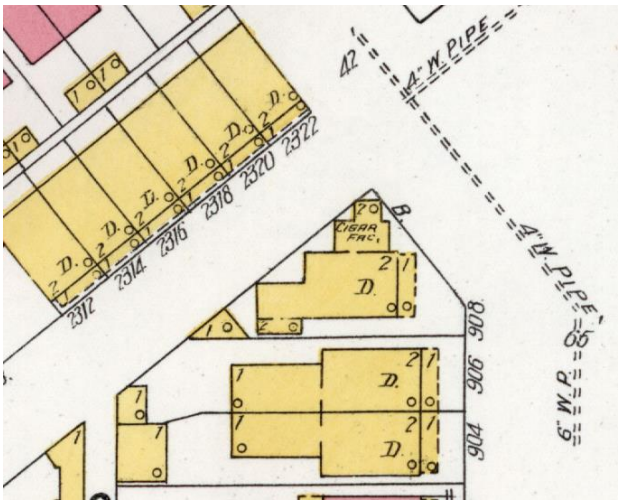


Figure 1. Sanborn map, 1925.

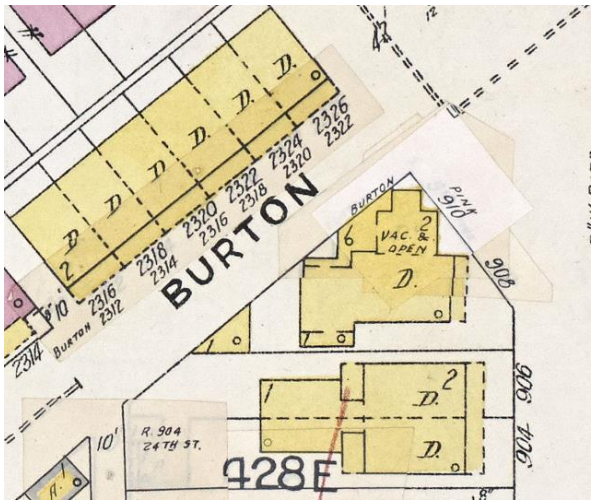


Figure 2. Sanborn map, 1950.



Figure 3. 908 N. 24th Street.



Figure 4. 900-906 N. 24th Street.



Figure 5. 909 and 911 N. 24th Street.



Figure 6. 900 block of N. 24th Street, odd side.



Figure 7. 901-905 N. 24th Street.



Figure 8. 2300 block of Burton Street.