

SITING

1. *Additions should be subordinate in size to the main structure and as inconspicuous as possible. Locating them at the rear or least visible side of the structure is preferred.*

This standard is not applicable.

2. *New infill construction should respect the prevailing front and side yard setback patterns of the surrounding block. The minimal setbacks evident in most districts reinforce the traditional street wall.*

The applicant has not provided a site plan for Commission review. The existing attached dwellings on the block have consistent setbacks.

3. *New structures should face the most prominent street bordering the site.*

The proposed dwelling will face North 22nd Street, the most prominent street bordering the site.

FORM

1. *New construction should use a building form compatible with that found elsewhere in the immediate area. Building form refers to the specific combination of massing, size, symmetry, proportions, projections, and roof shapes that lend identity to a structure. Building form is greatly influenced by the architectural style of a given structure.*

The form of the building is atypical of historic construction in the district. The recessed gable roof form appears very suburban in nature, and incompatible with the historic character of the area. Staff is not opposed to a larger, attached building with a gable roof, but the form needs to reference the historic context. The paired windows on the front of the building are also problematic.

SCALE

1. *New construction should maintain the existing human scale of historic residential and commercial neighborhoods. The inappropriate use of monumentally-scaled buildings that overwhelm pedestrians at the street level is discouraged.*

The proposed building maintains the existing human scale of the neighborhood.

2. *New additions and infill structures should incorporate human-scale elements such as storefronts and porches into their design.*

The proposed design calls for a front porch.

HEIGHT, WIDTH, PROPORTION, & MASSING

1. *New construction should respect the typical height of surrounding houses and commercial structures.*

The proposed structure will be approximately 33' tall. Since the applicant has not provided a drawing showing the front elevation within the context of the rooflines of the adjacent building(s), it is difficult to assess the appropriateness of the height of the building. Houses with gable roofs are typically taller than two-story houses with shed roofs.

2. *New construction should respect the vertical orientation typical of commercial and residential properties in historic districts. New designs that call for wide massing of more than 30 feet should be broken up by bays.*

The design respects the typical vertical orientation of two-story residences in the district.

3. *Typical massing patterns throughout city historic districts are simple and block-like; therefore, new structures should avoid the use of staggered setbacks, towers, or elaborate balconies.*

The staggered setback of the proposed building is incompatible with the district.

MATERIALS, COLORS, & DETAILS

1. *New construction should not cover or destroy original architectural elements.*

This standard is not applicable.

2. *Missing building elements should be replaced with new elements compatible in size, scale, and material to the original elements without creating a false historical appearance.*

This standard is not applicable.

3. *Materials used in new construction should be compatible with original materials used throughout the surrounding neighborhood.*

The design calls for HardiPlank siding for the building, architectural asphalt shingles, and wood or vinyl porch rails. The vinyl railing and cedar-shake siding would be inconsistent with the Standards for New Construction.

4. *Paint colors for new additions should complement those of the primary structure. Paint colors used should be similar to the historically appropriate colors found in the immediate neighborhood and throughout the larger district.*

The applicant has indicated final color selections that are compatible with the Church Hill North Old and Historic District.

5. *Vinyl, asphalt, and aluminum siding are not permitted for use in City Old and Historic Districts. Other synthetic siding materials with a smooth, untextured finish may be allowed in limited cases, but approval by the Commission is always required.*

The elevation drawing indicates the use of vinyl siding, but the applicant has stated that the siding shall be fiber cement. Staff recommends against the use of cedar shake-style siding for the building.

6. *Vinyl windows are strongly discouraged and rarely permitted.*

The application does not specify the materials for the windows.

Based on the limited information provided by the applicant, it appears that the overall form of the building is inconsistent with the Standards for New Construction outlined in the *Richmond Old and Historic Districts Handbook and Design Review Guidelines*. Staff encourages the applicant to consider the building forms of historic buildings within the district, and revise the design to make the project more compatible with properties in the immediate area.