



Staff Report
City of Richmond, Virginia



Commission of Architectural Review

COA-103042-2021	Conceptual Review	Meeting Date: 12/21/2021
Applicant/Petitioner	Josh Bosler, Center Creek Homes	
Project Description	Construct two new attached, 3- story single family residences.	
Project Location		
Address: 413-415 N. Arthur Ashe Blvd.		
Historic District: Boulevard		
High-Level Details: <ul style="list-style-type: none"> • The applicant proposes to construct 2 new attached single family dwellings • The proposed new construction is 3 stories tall with a recessed third story, roof top terrace, and a flat roof form. • The building will be 4 bays; the two, projecting outer bays having vertically aligned groups of three windows. • Cladding will consist of brick and horizontal siding. 		
Staff Contact	Eva Campbell, eva.campbell@RVA.gov , 804-646-7550	
Previous Reviews	None	
Staff Recommendations	<ul style="list-style-type: none"> • Staff recommends that the building reflect a form that is more in-keeping with existing single-family residences in the district. • Staff recommends that the new construction have a pitched or mansard roof form that is visible from the street. • Applicant consider the inclusion of a more substantial front porch element in the final design. • Front façade utilize brick, or brick and solid paneling. • Staff recommends that a complete window and door schedule be submitted with the final review. • Staff recommends that the applicant submit information on the location of any exterior HVAC equipment with the final review 	

Staff Analysis

Guideline Reference	Reference Text	Analysis
Siting, pg. 46, #2-3	<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>	The proposed new construction will respect the prevailing front yard setback of the district, matching that of the adjacent buildings.
	<i>New buildings should face the most prominent street bordering the site.</i>	The proposed new construction will face the main street N. Arthur Ashe Boulevard.
Form, pg. 46, #1-3	<i>New construction should use a building form compatible with that found elsewhere in the district.</i>	<p>The proposed new construction will be two, two-story, semi-attached residences with a recessed third floor and rooftop terrace. Each residence will be two bays wide with one projecting bay, a common form found within the district.</p> <p>Staff notes that the form of the new construction is more similar to multifamily dwellings in the district, however the scale of the new construction is of a single family residence. To better align with the character of the surrounding area, <u>staff recommends that the building reflect a form that is more in-keeping with existing single-family residences in the district.</u> (See figures 5 & 6)</p> <p>A majority of buildings within the district have roof forms that are visible from the street. The proposed new construction will have a flat roof form. <u>Staff recommends that the new construction have a pitched or mansard roof form that is visible from the street.</u></p>
	<i>New residential construction should maintain the existing human scale of nearby historic residential construction in the district.</i>	<p>The proposed new construction will have main entry points and stoops on the front façade. Staff finds that this in-keeping with the district.</p> <p>Staff notes that covered balconies and front porches are very common on both single family and multi-family buildings in the district, and recommends the <u>applicant consider the inclusion of a more substantial front porch element in the final design.</u></p>
	<i>New residential construction and additions should incorporate human-scale elements such as cornices, porches and front steps into their design.</i>	The proposed new construction will have front stoops and steps on the front façade.
Height, Width, Proportion, & Massing, pg. 47, #1-3	<i>New residential construction should respect the typical height of surrounding residential buildings.</i>	The proposed new construction will be similar in height to existing buildings within the district.
	<i>New residential construction should respect the vertical orientation typical of other residential properties in surrounding historic districts.</i>	Windows on the front façade will be vertically aligned. The windows on the side and rear of the building will not be vertically aligned, however staff believes that these elements

		will be minimally visible from the street and alley.
	<i>The cornice height should be compatible with that of adjacent historic buildings.</i>	The renderings in the application demonstrate that the second story cornice line is compatible in height with the adjacent building's cornice lines.
Materials and Colors, pg. 47, #2-4	<i>Materials used in new residential construction should be visually compatible with original materials used throughout the district</i>	The new construction will utilize brick and horizontal lap siding. From the conceptual rendering provided with the application, it is unclear whether or not the projecting bays on the front façade will be clad in horizontal lap siding or solid paneling. Staff notes that there are not examples of horizontal lap siding on the front façade of buildings within the district, and <u>recommends that the front façade utilize brick, or brick and solid paneling.</u> Stucco, a common material found in the district, would also be an appropriate cladding for the front façade.
	<i>Paint colors used should be similar to the historically appropriate colors already found in the district.</i>	Brick and dark-colored siding are being proposed. Staff finds that these colors are compatible with the district. The applicant is proposing a darker color scheme. Staff notes that there are examples of dark brick within the district, as well as example of lighter colored brick.
	<i>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.</i>	Proposed materials include brick and horizontal lap siding. The lap siding will have a smooth finish. Staff finds that these materials are in keeping with the district.
New Construction, Doors and Windows, #3, pg. 49	<i>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.</i>	The size, proportion, and spacing of windows and door on the new district will generally be in-keeping with fenestration patterns found within the district. <u>Staff recommends that a complete window and door schedule be submitted with the final review.</u>
Mechanical Equipment, pg. 68	<i>The visual impact of new mechanical equipment should be minimized to protect the historic character of the district.</i>	<u>Staff recommends that the applicant submit information on the location of any exterior HVAC equipment with the final review and that it be screened from the street and the alley.</u>

Figures



Figure 1. Photo showing current vacant lot proposed for development, facing north



Figure 2. Photo showing current vacant lot propose for development, facing south

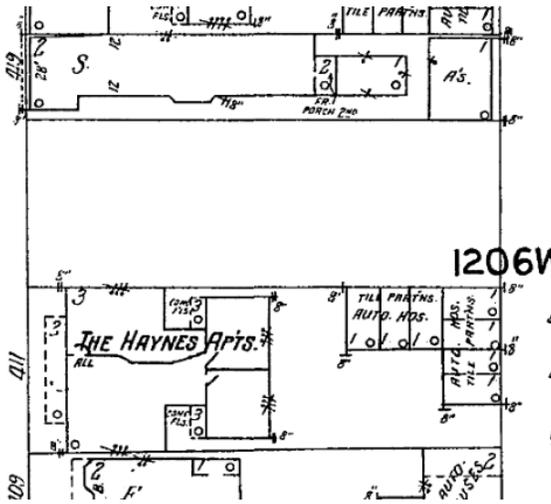


Figure 3. 1924-1925 Sanborn map showing vacant lot at 413-415 N. Arthur Ashe



Figure 4. Context drawing of new construction



Figure 5. Example of existing multi-family residential in district

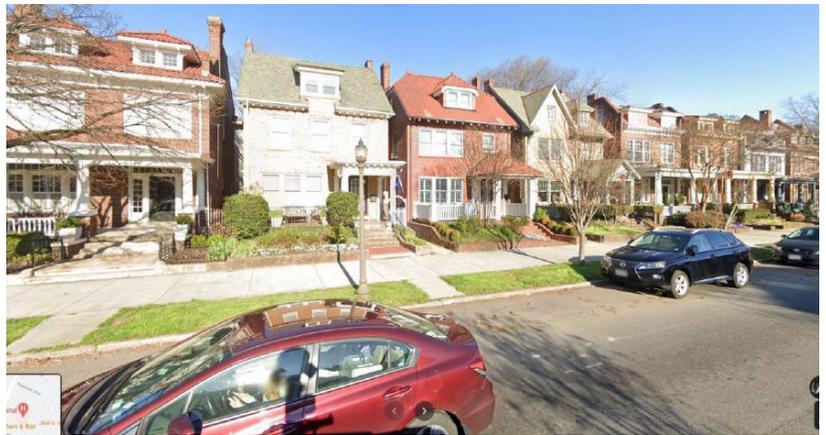


Figure 5. Example of existing single-family residential in district