



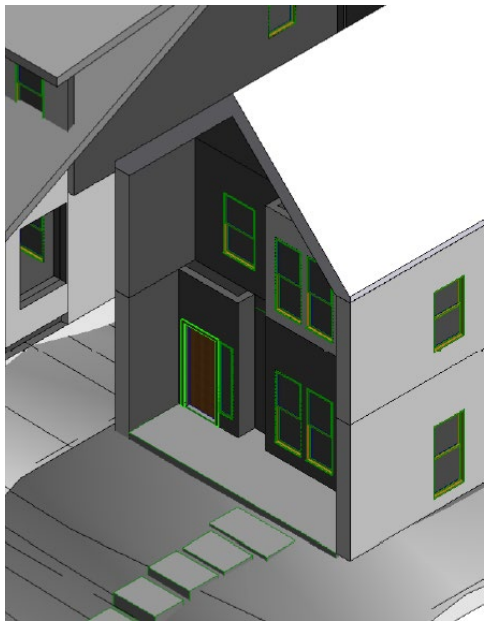
**Staff Report**  
**City of Richmond, Virginia**



**Commission of Architectural Review**

11. COA-109598-2022	<b>Conceptual Review</b>	<b>Meeting Date: 4/26/2022</b>
<b>Applicant/Petitioner</b>	Jason Hendricks	
<b>Project Description</b>	Construct a new single-family dwelling and rear garage on a vacant lot, and construct a new garage at the rear of an existing dwelling.	
<b>Project Location</b>		
<b>Address:</b> 601-603 W. 19 <sup>th</sup> St.		
<b>Historic District:</b> Springhill		
<b>High-Level Details:</b> <ul style="list-style-type: none"> <li>The applicant proposes to construct a new two-story dwelling at 601 W. 19<sup>th</sup> Street.</li> <li>There is an existing dwelling located at 603 W. 19<sup>th</sup> Street.</li> <li>The applicant proposes to construct two accessory dwelling units with first-story garages to the rear of both properties.</li> </ul>		
<b>Staff Recommendation</b>	<b>Conceptual Review</b>	
<b>Staff Contact</b>	Alyson Oliver, <a href="mailto:alyson.oliver@RVA.gov">alyson.oliver@RVA.gov</a> , 804-646-3709	
<b>Previous Reviews</b>	None.	
<b>Staff Recommendations</b>	<p>Prior to final review, staff recommends the following:</p> <ul style="list-style-type: none"> <li>Reduce the pitch of the roof to better align with the roof form of nearby dwellings.</li> <li>Incorporate additional human-scale detailing on the front facade, such as including a first-story awning to replicate the feel of a traditional front porch.</li> <li>Incorporate a more prominent and detailed cornice on the side projection.</li> <li>Consider relocating the roof-top projection to the street-facing side elevation, above the projection.</li> <li>Provide additional information on the proposed enclosure on the first-story of the side elevation projection.</li> <li>Provide additional information on the proposed materials for both the new dwelling and two accessory dwelling units.</li> <li>Decking on the proposed ADUs be painted or stained a neutral color.</li> <li>Garage doors on the proposed ADUs be simple in design and not incorporate any faux hardware.</li> </ul>	

## Staff Analysis

Guideline Reference	Reference Text	Analysis
Siting, pg. 46, #2-3	<ol style="list-style-type: none"> <li>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></li> <li>3. <i>New buildings should face the most prominent street bordering the site.</i></li> </ol>	<p>The setback and orientation of the proposed new construction dwelling is compatible with the other residential dwellings found on the surrounding block.</p>
Form, pg. 46, #1-3	<ol style="list-style-type: none"> <li>1. <i>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. Form is greatly influenced by the architectural style of a given structure.</i></li> <li>2. <i>New residential construction should maintain the existing human scale of nearby historic residential construction in the district</i></li> <li>3. <i>New residential construction and additions should incorporate human-scale elements such as cornices, porches and front steps into their design. In Richmond, porches were historically an integral part of residential design and provide much of the street-level architectural character of Richmond's historic districts.</i></li> </ol>	<p>The newly proposed dwelling features a contemporary design. While this architectural style differs from other dwellings found on the surrounding block, the general massing and height of the proposed dwelling is compatible with other nearby dwellings.</p> <p>The 12/12 (45 degree) roof pitch appears to be steeper than the roof pitch of other dwellings found on the surrounding block. <u>Staff recommends reducing the pitch of the roof to better align with the form of nearby dwellings.</u></p> <p>In lieu of a traditional porch, the new dwelling proposes a front façade that is recessed from the projecting frame of the building (see image below). Changes in projection on the front façade have been used to try to achieve human-scale detailing. While staff is supportive of the contemporary design, <u>staff recommends that front façade include additional human-scale detailing, such as the inclusion of a first-story awning to replicate the feel of a traditional front porch.</u></p> 
Height, Width, Proportion, & Massing, pg. 47, #1-3	<ol style="list-style-type: none"> <li>1. <i>New residential construction should respect the typical height of surrounding residential buildings.</i></li> </ol>	<p>The proposed two-story dwelling is generally compatible with the vertical orientation and height of other dwellings found on the surrounding block.</p>

	<p>2. <i>New residential construction should respect the vertical orientation typical of other residential properties in the surrounding historic districts.</i></p> <p>3. <i>The cornice height should be compatible with that of adjacent historic buildings.</i></p>	
New Construction, Corner Properties, pg. 48, #5	<i>For residential corner properties, we strongly encourage the use of architectural elements that are typical of residential corner properties in Richmond's historic districts: porches that turn from primary to secondary elevations, corner towers, projecting bay windows, side entrances (including porticos, and shed roofs, where appropriate), side porches, lighting related to that on the primary elevation, and other similar treatments that treat the secondary corner elevation as an architecturally important elevation.</i>	The proposed new construction dwelling is located on a corner lot. Additional detailing has been included on the secondary elevation, including a projecting element and side entrance. To better relate to the rest of the building, <u>staff recommends that the projecting element incorporate a more prominent and detailed cornice.</u> Alternatively, staff notes that the interior side of the proposed dwelling features a rooftop project, which may be more appropriate on the street-side of the dwelling. <u>Staff recommends the applicant consider relocating the roof-top projection to the street-facing side elevation above the proposed projection.</u>
New Construction, Doors and Windows, pg. 49, #3	<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>	<p>Renderings submitted with the application show simple one-over-one windows on the street-facing and rear facades in a vertically aligned and consistent pattern. Staff finds that these windows are compatible with the surrounding area, as well as the contemporary design of the proposed dwelling.</p> <p>Smaller casement windows are shown on the interior side façade. Staff is comfortable with this design decision, as these windows are on a secondary façade that is unlikely to be visible from the public right-of-way.</p> <p>Per discussions with the applicant, staff notes that the intention is to enclose the first-story opening featured on the side-façade bump out. <u>Staff requests additional information about how this area will be enclosed.</u></p>
New Construction, Materials & Colors, pg. 53, #2	<i>Materials used in new construction should be visually compatible with original materials used throughout the surrounding neighborhood.</i>	Information on proposed materials has not been provided with this submission. <u>Staff requests additional information on the proposed materials, including any siding and roofing material.</u>
New Construction, Residential Outbuildings, Pg. 51, #1-3	<p>1. <i>Outbuildings, including garages, sheds, gazebos and other auxiliary structures should be compatible with the design of the primary building on the site, including roof slope and material selection.</i></p> <p>2. <i>Newly constructed outbuildings such as detached garages or tool sheds should respect the siting, massing, roof profiles, materials, and colors of existing outbuildings in the neighborhood.</i></p> <p>3. <i>New outbuildings should be smaller than the main residence and located</i></p>	<p>The applicant is also proposing to construct two new accessory dwelling units (ADUs) to the rear of the proposed/existing dwellings. The proposed ADUs are located to the rear of the two properties and are both smaller than the main dwellings. They will both incorporate a similar design. Material specifications have not yet been provided, but <u>staff recommends that the materials used on the ADUs complement the materials used on the main dwellings.</u></p> <p>Both ADUs will feature a first-story garage and second story living space. They will both share a second-story deck. <u>Staff recommends that the deck be painted or stained a neutral</u></p>

	<p>to the rear and/or side of the property to emphasize that they are secondary structures.</p>	<p>color. The first-story garages will each feature two paneled garage doors. <u>Staff recommends that the garage doors be simple in design and do not incorporate any faux hardware.</u></p> <p>Both ADUs feature an asymmetrical gable roof form. The asymmetrical form of the roof is reminiscent of the existing dwelling at 603 W. 19<sup>th</sup> Street (but turned 90 degrees). Staff notes that the asymmetrical gable roof does not reflect the style of the newly proposed dwelling at 601 W. 19<sup>th</sup> Street.</p>
--	---	--

## Figures

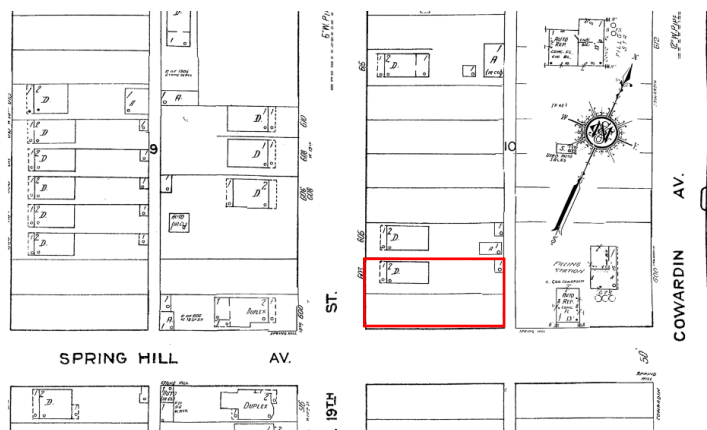


Figure 1. 1952 Sanborn map



Figure 2.Existing Dwelling at 603 W. 19th



Figure 3. View of subject properties from corner