



Staff Report
City of Richmond, Virginia



Commission of Architectural Review

11. COA-111520-2022	Final Review	Meeting Date: 5/24/2022
Applicant/Petitioner	Will Gillette / Mark Baker - Baker Development Resources	
Project Description	Construct a new two story detached single family home on a vacant lot.	
Project Location		
Address: 713 N. 24th St.		
Historic District: Church Hill North		
High-Level Details: <ul style="list-style-type: none"> The applicant proposes to construct a two-story, two-bay house on a vacant lot. The house will have a sloped roof and a one-story, full-width porch, and sit on a raised foundation. Proposed materials include TPO for the roof, hardie 7" lap siding, 3-tab shingles for the porch roof, a parged foundation, and wood railings. The house will have a decorative cornice line, two-over-two windows, square porch columns, and Richmond rail railings. 		
Staff Recommendation	Approval, with Conditions	
Staff Contact	Alyson Oliver, alyson.oliver@rva.gov , 804-646-3709	
Previous Reviews	<p>A semi-attached residence located on the property was demolished in 2017. The existing building had deteriorated to the point that the Commissioner of Buildings declared it an imminent danger to public safety and ordered the immediate demolition. The Commission approved the construction of a new semi-attached building in July 2017. The new construction was to replicate the appearance of the façade of the building that was demolished. That application was made by a previous owner.</p> <p>A new application for a single-family detached dwelling was Conceptually Reviewed at the October 2020 meeting. The plans provided with this submission are comparable to, if not identical to, the plans submitted for this review. Therefore, the recommendations made with this submission closely align with the recommendations made for the October 2020 submission.</p>	

Conditions for Approval	<p>Staff recommends approval with the following conditions:</p> <ul style="list-style-type: none"> • The setback of the proposed building align with the neighboring building at 715 N. 24th Street • The width of the porch be reduced to accommodate the extra width added by the proposed gutters. • A standard window size be used on the first bay left side elevation, which is expected to be visible from the public right-of-way. • A metal roof, or other compatible material, be used on the porch. Final material and color specifications be submitted to staff for review and approval. • A window and door schedule be submitted to staff for review and approval. • Any HVAC equipment be appropriately screened
--------------------------------	---

Staff Analysis

Guideline Reference	Reference Text	Analysis
Siting, pg. 46, #2-3	<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>3. <i>New buildings should face the most prominent street bordering the site.</i></p>	<p>The proposed dwelling faces N. 24th Street and, based on the site plan provided by the applicant, appears to be setback slightly more from the sidewalk than the neighboring dwelling. <u>Staff recommends that the setback of the proposed building align with the neighboring building at 715 N. 24th Street.</u></p>
Form, pg. 46 #1-3	<p>1. <i>New construction should use a building form compatible with that found elsewhere in the historic district.</i></p> <p>2. <i>New residential construction should maintain the existing human scale of nearby historic residential construction in the district.</i></p> <p>3. <i>New residential construction and additions should incorporate human-scale elements such a cornices, porches and front steps into their design.</i></p>	<p>The applicant proposes a narrow, two-story, rectangular house. Staff finds this is compatible with the neighboring properties and maintains the human scale found in the surrounding residential area.</p> <p>The applicant proposes a decorative cornice line, a one-story, full-width porch, and front steps. The neighboring dwelling, which was formerly attached to the dwelling on the subject property features a shed-roof porch roof, while the dwelling on the other side feature a porch roof form similar to that proposed by the applicant.</p> <p>Staff also notes the porch roof spans the entire width of the façade, causing the gutters to extend beyond the side facades. <u>Staff recommends the applicant reduce the width of the porch to accommodate the proposed gutters.</u></p>
Height, Width, Proportion, & Massing, pg. 47, #1-3	<p>1. <i>New residential construction should respect the typical height of surrounding residential buildings.</i></p>	<p>The proposed house is approximately 26 feet in height. The applicant did not submit a context elevation.</p>

	<p>2. <i>New residential construction should respect the vertical orientation typical of other residential properties in surrounding historic districts.</i></p> <p>3. <i>The cornice height should be compatible with that of adjacent historic buildings</i></p>	<p>The applicant proposes vertically and horizontally aligned windows on the façade and right and rear elevations. Staff finds that the small windows on the second floor of the left side elevation are not a common feature found in the neighborhood, and <u>recommends the applicant use a standard window size on the first bay left side elevation, which is expected to be visible from the public right-of-way.</u></p>
<p>Materials and Colors, pg. 47, #2-4</p>	<p>2. <i>Materials used in new residential construction should be visually compatible with original materials used throughout the district.</i></p> <p>3. <i>Paint colors used should be similar to the historically appropriate colors already found in the district.</i></p> <p>4. <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></p>	<p>Staff finds the materials are generally in keeping with the original materials found in the district.</p> <p>Staff notes that the predominant roof material on the subject block is metal, and <u>recommends the applicant use a metal roof, or other compatible material, be used for the porch.</u></p> <p><u>Staff recommends that final material and color specifications be submitted to staff for review and approval.</u></p>
<p>New Construction, Doors and Windows, pg. 49 #3</p>	<p><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>	<p>The applicant did not submit a window and door schedule. <u>Staff requests the applicant submit a window and door schedule to staff for review and approval.</u></p>
<p>Mechanical Equipment, pg. 68</p>	<p><i>The visual impact of new mechanical equipment should be minimized to protect the historic character of the district.</i></p>	<p>Information on the location of mechanical equipment has not been provided with this submission. <u>Staff recommends that any HVAC equipment be appropriately screen.</u></p>

Figures

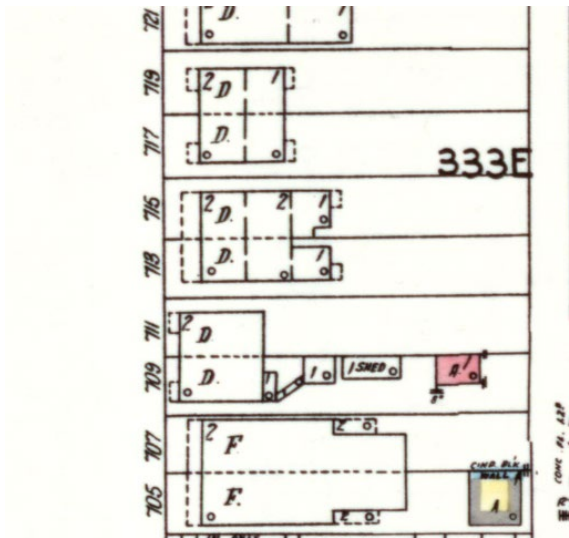


Figure 1. Sanborn map, ca. 1952.



Figure 2. 713-715 N. 24th Street, 2015



Figure 3. 713 North 24th Street



Figure 4. 700 block North 24th Street, odd side north of subject lot



Figure 5. 700 block North 24th Street, odd side south of subject lot



Figure 5. 700 block North 24th Street, even side