



Staff Report
City of Richmond, Virginia



Commission of Architectural Review

9. COA-126433-2023	Conceptual Review	Meeting Date: 3/28/2023
Applicant/Petitioner	Amanda Seibert	
Project Description	Construct a new single family, two story detached house on a vacant lot.	
Project Location		
Address: 1014 Russell Street		
Historic District: Union Hill		
High-Level Details: Applicant proposes to construct a two-story, single-family detached residence on a vacant lot. The new construction will feature a steeply pitched roof with lower cross gables, a partial front porch, a projecting second- floor box bay window with a shed roof, and a rear screened-in porch. The building will be clad in faux wood shingles on the front façade. A small rear shed is being proposed.		
Staff Recommendation		
Staff Contact	Alex Dandridge, alex.dandridge@rva.gov , (804) 646-6569	
Previous Reviews	None	
Staff Recommendations	<ul style="list-style-type: none"> • The set back of the dwelling be labeled on a site plan for final review, and that it be similar to the depth of historic setbacks in the district. • The set back of 1014 Russell match that of 1016 Russell so that a uniform street wall is established. Setback to be measured from the face of each dwelling's front projection. • The windows on the right-side elevation be vertically aligned. • The transoms be removed from the first story. • The windows on each floor be consistent in size and reference historic window dimensions in the district, final window dimensions shown on the plans for the final submission. • Amount of faux wood shingle siding be reduced, and suggests that it only be used in the gable faces or in limited horizontal bands. • Labeled drawings with material specification be submitted for the final review. • Any side yard hardscaping be submitted on a site plan for the final 	

	<p>review.</p> <ul style="list-style-type: none"> Final dimensioned drawings of the proposed rear shed be submitted for final review, or in a later COA application for commission review.
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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>There is not an established set-back on the subject block, as most of the land is vacant. A specific setback was not provided in the application.</p> <p>The R-63 zoning district permits a front yard with a depth of not less than 25 feet.</p> <p><u>Staff recommends that the set back of the dwelling be labeled on a site plan for final review, and that it be similar to the depth of historic setbacks in the district.</u></p> <p><u>Staff recommends that the set back of 1014 Russell match that of 1016 Russell so that a uniform street wall is established. Setback to be measured from the face of each dwellings front projection.</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 as cornices, porches and front steps into their design.</i></p>	<p>The new construction has a form that is atypical of the district with a steeply pitched roof with lower cross gables. This form most closely references the Victorian style. Union Hill isn't historically know for high style architecture, and most historic Victorian examples are modest.</p> <p>1014 Russell Street is located in an area at the northern edge of the Union Hill Old and Historic District which has very little historic fabric left to serve as context for new construction.</p> <p>The Commission approved a contemporary Victorian dwelling in 2016 at 2317 Carrington Street that is large in size and references a high-style not commonly found in the district.</p> <p>Staff is supportive of the form of this dwelling, while not typical to historic forms, it is compatible with other new construction on the subject block.</p> <p>The new construction will feature a partial front porch and a front sidewalk leading to the street.</p>

Height, Width, Proportion, & Massing, pg. 47, #1-3	<ol style="list-style-type: none"> 1. <i>New residential construction should respect the typical height of surrounding residential buildings.</i> 2. <i>New residential construction should respect the vertical orientation typical of other residential properties in the surrounding historic districts.</i> 3. <i>The cornice height should be compatible with that of adjacent historic buildings.</i> 	<p>The roof peak of the dwelling will be approximately 36' 7". This is taller than many historic dwellings in the area which are generally around 30' in height. The new construction is similar in height to other new construction in the area. 2317 Carrington to the rear is a new construction and about 32.5' tall.</p>
New Construction, Doors and Windows, pg.49 #3	<ol style="list-style-type: none"> 3. <i>The size, proportion, and spacing patterns of doors and window openings on free standing, new construction should be compatible with patterns established in the district.</i> 	<p>The windows on the new construction will generally be vertically aligned. The right side elevation windows will be slightly skewed. <u>Staff recommends that the windows on the right-side elevation be vertically aligned.</u></p> <p>Windows on the first floor will feature transoms. The drawings submitted indicate that the transoms on the front façade will not be a consistent size. <u>Staff recommends that the transoms be removed from the first story.</u></p> <p>No window dimensions were submitted with the application. <u>Staff recommends that the windows on each floor be consistent in size and reference historic window dimensions in the district, final window dimensions shown on the plans for the final submission.</u></p>
New Construction, Materials & Colors, pg. 53, #2, #5	<ol style="list-style-type: none"> 2. <i>Materials used in new construction should be visually compatible with original materials used throughout the surrounding neighborhood.</i> 5. <i>Rooftop mechanical equipment should be located as discretely as possible to limit visibility. In addition, appropriate screening should be provided to conceal equipment from view. When rooftop railings are required for seating areas or for safe access to mechanical equipment, the railings should be as unobtrusive as possible, in order to minimize their appearance and visual impact on the surrounding district.</i> 	<p>The entirety of the exterior will be clad in what appears to be faux wood shingle siding. <u>Staff recommends that the amount of faux wood shingle siding be reduced, and suggests that it only be used in the gable faces or in limited horizontal bands.</u></p> <p>The main roof appears to use architectural shingles, and the shed roof over the front & rear porches and the decorative roof features appear to use a standing seam metal. No material specification were submitted with this review. <u>Staff recommends that labeled drawings with material specification be submitted for the final review.</u></p> <p>Exterior HVAC and trash receptacles will be located on a secondary elevation and minimally visible from the public ROW.</p> <p><u>Staff recommends that any side yard hardscaping be submitted on a site plan for the final review.</u></p>
Standards for New Construction, pg. 46	<ol style="list-style-type: none"> 3. <i>New buildings should face the most prominent street bordering the site</i> 	<p>The building will face the most prominent street, Russell Street.</p>

Standards for New Construction, Residential Outbuildings, pg. 51	<ol style="list-style-type: none"> 1. 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 materials selection. 2. 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. 3. New outbuildings should be smaller than the main residence and be located to the rear and/or side of the property to emphasize that they are secondary structures. 	<p>A rear shed is proposed. Based on the site plan, the rear shed appears to be smaller and is located at the rear of the dwelling. <u>Staff recommends that final dimensioned drawings of the proposed rear shed be submitted for final review, or in a later COA application for commission review.</u></p>
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Figures

Figure 1. 1924-1925 Sanborn Map

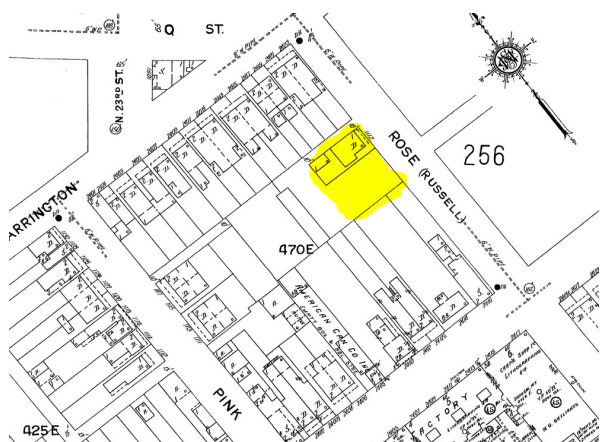


Figure 3. View north on Pink St.



Figure 2.



Figure 4. View south Pink St.



Figure 5. 967 Pink St.



Figure 6. New construction across the street

