



Staff Report
City of Richmond, Virginia



Commission of Architectural Review

6. COA-129502-2023	Conceptual Review	Meeting Date: 5/23/2023
Applicant/Petitioner	Amanda Seibert	
Project Description	Construct a new single family, two story detached house on a vacant lot.	
Project Location		
Address: 1016 Russell Street		
Historic District: Union Hill		
High-Level Details: Applicant proposes to construct a two-story, single-family detached dwelling on a vacant lot. The dwelling will feature a front façade projecting window, a partial front porch, a decorative second-story window hood, and will be clad in Horizontal siding.		
Staff Recommendation	Approval with Conditions	
Staff Contact	Alex Dandridge, alex.dandridge@rva.gov , (804) 646-6569	
Previous Reviews	This application was conceptually reviewed by the Commission at the April 25, 2023 Meeting. The Commission had concern over the decorative architectural features and asked that they be removed. The north façade featured nested gables. The Commission found this element to not be very effective in adding interest to that secondary elevation.	
Staff Recommendations	<ul style="list-style-type: none"> The setback 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. Setback of 1016 Russell match that of 1014 Russell so that a uniform street wall is established. Setback to be measured from the face of each dwellings front projection. The windows on each floor be consistent in size, final window dimensions shown on the plans for administrative review and approval. Decorative window hood over the second-story window be eliminated from the design. Any side yard hardscaping be submitted in a subsequent COA application for administrative review and approval. 	

Staff Analysis

Guideline Reference	Reference Text	Analysis
Standards for New Construction, 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>There is not an established setback 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 setback 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 setback of 1016 Russell match that of 1014 Russell so that a uniform street wall is established. Setback to be measured from the face of each dwellings front projection.</u></p> <p>From the drawings submitted to staff, it appears that the two dwellings will have similar setbacks. No specific setback measurement was provided in the final application.</p> <p>The building will face the most prominent street, Russell Street.</p>
Standards for New Construction, 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>1016 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 new construction will feature a partial front porch and a front sidewalk leading to the street.</p> <p>Decorative window hoods are not common in Union Hill; however the few examples that do exist are most common on Italianate buildings. <u>Staff recommends that the decorative window hood over the second-story window be eliminated from the design.</u></p>
Standards for New Construction, 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>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>	<p>1016 Russell Street will be approximately 37' tall. 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>
Standards for New Construction,, Doors and Windows, pg.49 #3	<p>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>	<p>Windows and doors will be vertically aligned.</p> <p>It appears that there are windows of differing sizes proposed.</p> <p>No window dimensions were submitted with the application. <u>Staff recommends that the windows on each floor be consistent in size, final window</u></p>

		<u>dimensions shown on the plans for administrative review and approval.</u>
Standards for New Construction,, Corner Properties, pg. 48, #5	<p>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></p>	<p>With the conceptual submission, the application was proposing nested gables on the north elevation. The applicant has revised the design of the north façade by moving the nested gables to the east bay of the north façade and including a secondary entrance with a canopy. Staff supports this revision and believes that it adds adequate interest to this elevation.</p>
New Construction, Materials & Colors, pg. 53, #2, #5	<p>2. <i>Materials used in new construction should be visually compatible with original materials used throughout the surrounding neighborhood.</i></p> <p>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>	<p>With the conceptual submission, the exterior of the building was proposed to clad in faux wood shingle. The Commission expressed concern over the use of this material. The applicant has revised the plans and proposes to clad the building in HardiPlank horizontal siding with the exception of the rear gable face. Staff supports this revision.</p> <p>The main roof appears to use architectural shingles, and the shed roof over the front & rear porches and the decorative roof features will use standing-seam metal.</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 in a subsequent COA application for administrative review and approval.</u></p>

Figures

Figure 1. 1924-1925 Sanborn Map

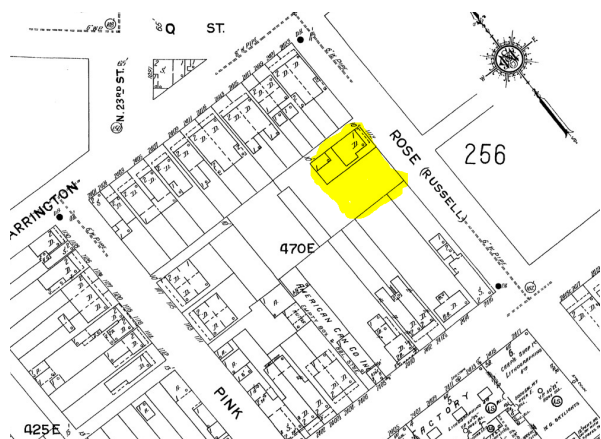


Figure 2. Looking north on Russell Street



Figure 3. Looking south on Russell Street



Figure 4. 1014 & 1016 Russell – vacant lots



Figure 5. 967 Pink St. New Construction



Figure 6. New construction at Carrington & Pink Streets

