

projecting bays. The predominate form and style found in the adjacent area are two-story, three bay frame Late-Victorian style dwellings.

The applicant is seeking **Final Approval** for this project. Commission staff reviewed the two, new buildings through the lens of the “Standards for New Construction: Residential” on pages 44 and 45 of *the Richmond Old and Historic District Handbook and Design Review Guidelines* utilizing the checklist below

S=satisfies

D=does not satisfy

NA=not applicable

S D NA

New infill construction should respect the prevailing front and side yard setback patterns in the surrounding district

Though the applicant has not provided a dimensioned context site plan, the applicant has indicated the proposed 12'-6" front yard setback is designed to match the adjacent property.

Where the adjoining buildings have different setbacks, the setback for the new building should be based on the historical pattern for the block

As the property is a corner lot, there is only one adjoining building, and the proposed structure matches the setback of the proposed building.

New buildings should face the most prominent street bordering the site

The structure addresses East Clay Street which is the primary street frontage. The proposed project is located on a corner lot and interacts with North 22nd Street through the presence of windows on the side elevation.

New construction should use a building form compatible with that found elsewhere in the district. Form refers to the combination of massing, size, symmetry, proportions, projections and roof shapes that lend identity to a building.

The proposed building form is compatible with the buildings in the district and the subject block. The applicant has incorporated elements that characterize the subject block including the false mansard roof, the projecting bay, and the full façade porch.

New construction should incorporate human-scale elements such as cornices, porches and front steps.

The proposed project incorporates human-scale elements including a cornice, front and rear porches, and front steps as part of the project. The Guidelines encourage human scale elements to be included on the secondary, corner elevation for corner properties. The Commission may wish to consider if additional architectural elements should be incorporated into the North 22nd Street elevation of the structure.

- New construction should respect the typical height of surrounding buildings**

The typical height of the surrounding buildings is 2 to 2 ½ stories. The proposed 2 story structure is in keeping with the typical height of the surrounding buildings.

- New construction should respect the typical width, organization of bays, vertical alignment and symmetry of surrounding buildings.**

The proposed project does maintain the vertical alignment and the symmetry of the surrounding buildings. The proposed width respects the typical width of double houses found in the district.

- The size, proportion, and spacing patterns of doors and window openings should be compatible with patterns established in the district.**

The proposed windows on the façade are vertically aligned and symmetrically placed which is consistent with patterns in the district. As the Commission's Guidelines for Corner Properties note that windows and doors on the corner elevations should be organized following the principals of the primary elevation to include being aligned vertically, staff recommends the windows on the North 22nd Street Elevation be vertically aligned.

- Porch and cornice heights should be compatible with adjacent buildings**

The porch and cornice heights relate to those of the adjacent structure. The Commission's Guidelines for Corner Properties note that particular attention should be paid to the height of foundations to create an appropriately scaled appearance that relates to neighboring structures and is consistent with neighboring properties and that heights should be kept to a level that will enhance, not detract, from the pedestrian experience. As dimensions of the proposed foundation have not been provided, staff recommends this detail be provided for administrative review and approval at the time the property has been surveyed to take into account the grade of the site.

- Materials used in new construction should be visually compatible with original materials used throughout the district. Vinyl, asphalt, and aluminum siding are not permitted.**

The proposed construction utilizes engineered wood lapped siding and trim; synthetic porch details; steel railings; vinyl windows; a brick foundation; synthetic slate; and membrane roofs. As details of the rear deck material have not been provided, staff recommends these details be provided for administrative review and approval. Additionally, staff recommends the proposed lap siding be smooth and unbeaded, and the proposed paint color be submitted to staff for administrative review and approval.

Staff recommends approval of the application as submitted with the noted conditions. Staff believes the proposed new construction is consistent with the Commission's *Guidelines*. The proposed building incorporates the building form found on the subject block and utilizes materials compatible with the district. The Commission may wish to consider if additional architectural elements are needed on the North 22nd Street elevation as the project is located on a corner.

It is the assessment of staff that the application, with the noted conditions, is consistent with the Standards for New Construction outlined in Section 30.930.7(c) of the City Code, as well as with the *Richmond Old and Historic Districts Handbook and Design Review Guidelines*, specifically the pages cited above, adopted by the Commission for review of Certificates of Appropriateness under the same section of code.