COMMISSION OF ARCHITECTURAL REVIEW STAFF REPORT December 19, 2017, Meeting

7. COA-027097-2017 (Eastern Edge Development) 2108 ½ East Broad Street
St. John's Church Old and Historic District

Project Description: Construct a new 3-story single family dwelling.

Staff Contact: M. Pitts

The applicant requests conceptual review and comment for the construction of a new detached single family house on a vacant lot in the St. John's Church Old and Historic District.

The proposed new construction will be located on the north side of East Broad Street on a narrow lot between two historic houses. The two flanking houses are frame, two-story, 2-bay vernacular Italianate-style dwellings with decorative porches, window hoods and cornices. The majority of the houses on this side of the street have shallow gable roofs. In addition to the historic structures, there is a three story multifamily home near the intersection of North 21st Street. The structures across the street include a mix of Italianate and Greek Revival masonry and frame homes that are 2 to 3 stories in height. Due to the slope and street, the grade greatly varies from North 21st to North 22nd Streets.

The applicant came before the Commission on October 24, 2017, with a proposal to construct a 3-story, 2-bay home. The home included a full façade porch with a low sloped hipped roof. Several of the Commissioners expressed concerns with the three story height and encouraged the applicant to consider setting a two story structure on an English basement. The Commission encouraged the applicant to propose a contemporary design.

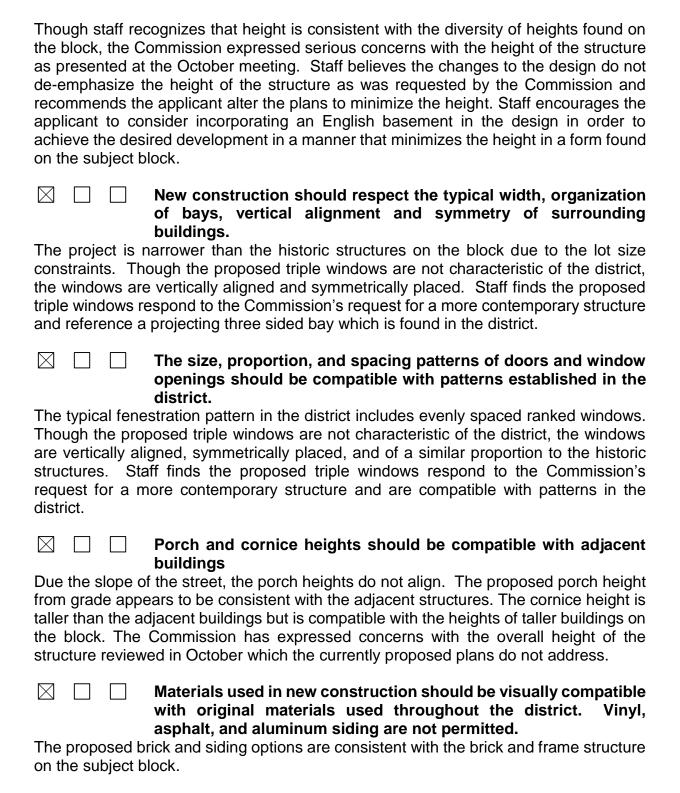
With this application, the applicant is proposing a 3-story structure to be clad in brick or composite siding. The fenestration of the façade consists of three attached openings centered on the elevation and recessed from the building wall on each level. The applicant is proposing a front porch and a second story balcony on the façade. The structure will have a front yard setback to align with the adjacent homes and 2'-4" and 1'-2" side yard setback. Per the site plan, the applicant is proposing an inset side porch and a large rear deck.

The applicant is seeking **Conceptual Review** for this project. Conceptual review is covered under Sec. 30-930.6(d) of the City Code: The commission shall review and discuss the proposal with the applicant and make any necessary recommendations. Such Conceptual Review shall be advisory only. Commission staff reviewed the project through the lens of the "Standards for New Construction:

Residential" on pages 46-51 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
The front yard s	New infill construction should respect side yard setback patterns in the surrou setback matches the adjacent properties. Insistent with the adjacent structures. The d setbacks and will require a variance.	nding district The minimal side yard
	Where the adjoining buildings have diffe setback for the new building should be be pattern for the block sistent with the adjacent buildings.	
	New buildings should face the most pro	ominent street bordering
the site The structure addresses East Broad Street.		
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 tall and narrow structure is not a building form commonly found in the district. The proposed design details were in response to the Commission's request for a more contemporary design. The applicant has include a front porch, a symmetrical façade, and a cornice which are characteristic of the district. The proportions of the proposed front porch in relation to the façade are not characteristic of the subject block as the porches on the surrounding structures are either full façade porches or small entry porticos. The proposed structure is longer than the adjacent buildings though it has a depth similar to the new construction at 2102-2104 East Broad Street.		
New construction should incorporate human-scale elements such as cornices, porches and front steps. The proposed project incorporates human-scale elements including a front porch, a simple cornice, and front steps.		
The proposed pr	New construction should respect surrounding buildings roject is taller than the adjacent structures,	and the height difference

The proposed project is taller than the adjacent structures, and the height difference with respect to 2108 East Broad Street is exaggerated due to the change in grade. The structures on the subject block of East Broad Street vary in height as there are several taller homes with English basements on the south side of the street in addition to the two story historic homes and three story new construction on the north side of the street.



The following items will need to be included for final review (please refer to the Commission's New Construction Checklist and Required Dimensions document for additional details):

1. Fully dimensioned elevations

- 2. Roof plan
- 3. List of windows and doors to include size, material, and design
- 4. Description of all materials (attach specification sheets if necessary)
- 5. Site plan to include parking, trash, and mechanical equipment locations
- 6. Dimensioned context elevation
- 7. Statement of how the *Richmond Old and Historic District Handbook and Design Review Guidelines* informed the proposed work.