

3. COA-042457-2018

PUBLIC HEARING DATE

October 23, 2018

PROPERTY ADDRESS

514 North 26th Street

DISTRICT

Church Hill North

APPLICANT

Maria Lyn McGinnis

STAFF CONTACT

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Commission of Architectural Review

STAFF REPORT

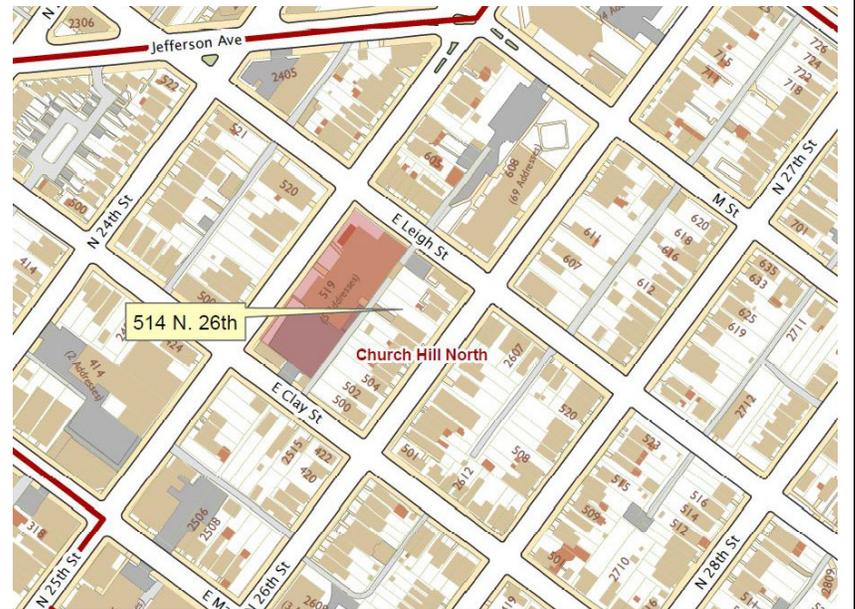


PROJECT DESCRIPTION

Construct a new single family dwelling.

PROJECT DETAILS

- Construct a new detached single family dwelling on a vacant lot in the Church Hill North Old and Historic District.
- The applicant is proposing to construct a two-story frame Italianate-inspired dwelling with a 3-bay composition.
- The structure will have a 1-story full-width front porch.
- The structure will have a minimally sloped shed roof and an Italianate-inspired cornice.
- The windows will be vertically aligned, 1/1, double hung windows.



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STAFF RECOMMENDATION

APPROVE WITH CONDITIONS

PREVIOUS REVIEWS

The Commission conceptually reviewed the application at the July 24, 2018 meeting and in general was supportive of the project. Commission members suggested adding a window to the rear elevation and using square rather than round posts on the front porch. Commissioners also expressed concern over the low pitch of the roof. In response, a second window has been added to the rear elevation and the front porch columns are square.

STAFF RECOMMENDED CONDITIONS

- Simple posts be installed at the corners of the rear door hood.
- Space be added between the second floor window sills and the porch roof, to be more consistent with historic structures on the block.
- The height of the foundation be increased to two feet to be more consistent with the adjacent buildings.
- The piers beneath the front porch be clad in brick.
- A darker color consistent with the paint guidelines be used, to be administratively reviewed by staff.
- A specification sheet for the windows be submitted for administrative review.
- Additional details of the rear and side doors, cornice elements, and front porch roof be submitted for administrative review.
- All railings be Richmond rail and the side and rear stairs be painted or stained a color to complement the

main structure.

- The HVAC units be relocated to the side or rear yard.
- The proposed front-yard fence be painted or opaquely stained a color complementary to the main structure.

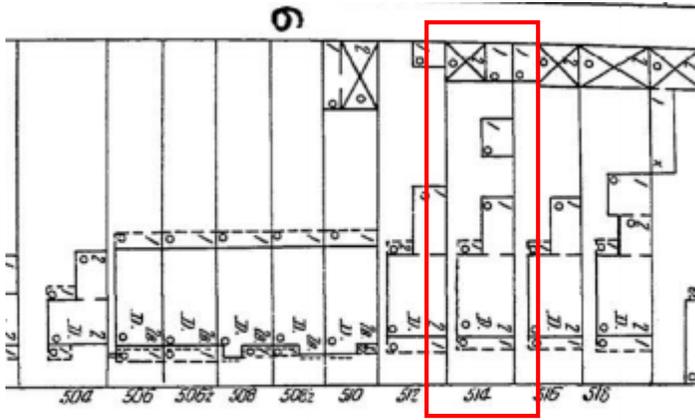
STAFF ANALYSIS

Siting Pg. 46, #2	<i>New infill construction should respect the prevailing front and side yard setback patterns in the surrounding district.</i>	The applicant has submitted a site plan which notes the front of the new construction will align with the face of the existing houses.
Siting Pg. 46, #3	<i>New buildings should face the most prominent street bordering the site.</i>	The structure addresses North 26 th Street.
Form Pg. 46, #1	<i>New construction should use a building form compatible with that found elsewhere in the district.</i>	The project utilizes elements found on structures nearby including a 3-bay façade, shed roof, front porch, and 2-story height.
Form Pg. 46, #3	<i>New construction should incorporate human-scale elements such as cornices, porches and front steps.</i>	The proposed project incorporates human-scale elements including front porches, front steps and a cornice.
Massing Pg. 47, #1	<i>New construction should respect the typical height of surrounding buildings.</i>	The typical heights of the surrounding buildings are two stories. The proposed structure is also two stories.
Massing Pg. 47 #2	<i>New construction should respect the typical width, organization of bays, vertical alignment and symmetry of surrounding buildings.</i>	The proposed project is similar in width to houses in the surrounding area. The project façade also maintains the vertical alignment and symmetry of surrounding buildings.
Doors & Windows Pg. 49, #3	<i>The size, proportion, and spacing patterns of doors and window openings should be compatible with patterns established in the district.</i>	The proposed windows are vertically aligned and symmetrically placed which is consistent with patterns in the district. The applicant has responded to the Commission's comments by adding a window on the first story on the rear elevation. Staff has concerns that the proposed roof pitch may be too low. If the pitch of the roof does need to be increased, <u>staff recommends space be added between the second floor window sills and the porch roof, to be more consistent with historic structures on the block.</u>
Massing Pg. 47, #3	<i>Porch and cornice heights should be compatible with adjacent buildings.</i>	The proposed home will sit on a one foot high foundation. The context elevation submitted with the application indicates that the neighboring structures have foundations that are over two feet high. <u>Staff recommends the height of the foundation be increased to two feet to be more consistent with the adjacent buildings.</u> As the piers beneath the porch will be more visible, <u>staff recommends they be clad in brick.</u>

Materials Pg. 47, #2, 3	<i>Materials used in new construction should be visually compatible with original materials used throughout the district. Vinyl, asphalt, and aluminum siding are not permitted.</i>	<p>The house will be clad in smooth unbeaded fiber cement siding with a membrane roof.</p> <p>Staff finds that the proposed color, Hardiplank Pearl Grey, is not consistent with the Commission's recommended colors for Italianate structures. <u>Staff recommends a darker color consistent with the paint guidelines be used, to be administratively reviewed by staff.</u></p> <p>The plans note the windows will be 1/1 Jeld Wen aluminum clad. As the application does not indicate whether the windows will be wood, <u>staff recommends a specification sheet for the windows be submitted for administrative review.</u></p> <p>Staff finds that the rear door hood is not a form typically found on historic structures within the district and <u>recommends that simple posts be installed at the corners to support the hood.</u></p> <p><u>Staff recommends additional details of the following materials be submitted for administrative review: rear and side doors, cornice elements, and front porch roof.</u></p>
Porches and Porch Details Pg. 49, #2	<i>Typical deck railings, consisting of nailed-up stock elements, are not approved as they are not based on a compatible historical model found in Richmond's Old and Historic Districts.</i>	<p>The plans indicate that typical deck railings with nailed-up stock elements are proposed for the side and rear entry stairs. <u>Staff recommends all railings be Richmond rail and the side and rear stairs be painted or stained a color to complement the main structure.</u></p>
HVAC equipment Pg. 68, #1, 2	<i>New units should be placed in side or rear yards so as to minimize their visual impact. Rooftop units should be located so that they are minimally visible from the public right of way.</i>	<p>The applicant is proposing two rooftop HVAC units at the rear of the structure. <u>Staff recommends the HVAC units be relocated to the side or rear yard as the proposed location is highly visible and will be visible from the alley and East Leigh Street.</u></p>
Pg. 78, #3, 4, 7	<i>A proposed fence should be compatible in design, materials, and location. Fences in Old and Historic Districts located along main thoroughfares shall be painted or opaquely stained.</i>	<p>The application notes that an unpainted picket fence will be installed in the front yard. Staff finds that the proposed design is compatible with the block, but <u>recommends the proposed front-yard fence be painted or opaquely stained a color complementary to the main structure.</u></p>

It is the assessment of staff that, with the conditions above, the application 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 page cited above, adopted by the Commission for review of Certificates of Appropriateness under the same section of the code.

FIGURES



N. 26TH ST.

Figure 1. 1905 Sanborn Map of the 500 block of North 26th St



Figure 2. 514 North 26th Street



Figure 3. North 26th Street, even side



Figure 4. North 26th Street, even side



Figure 5. North 26th Street, odd side



Figure 6. View from East Leigh Street