

17. COA-060093-2019

PUBLIC HEARING DATE

September 24, 2019

PROPERTY ADDRESS

706 North 21st St

DISTRICT

Union

APPLICANT

XTreme Homes, LLC

STAFF CONTACT

C. Jones

Commission of Architectural Review

STAFF REPORT

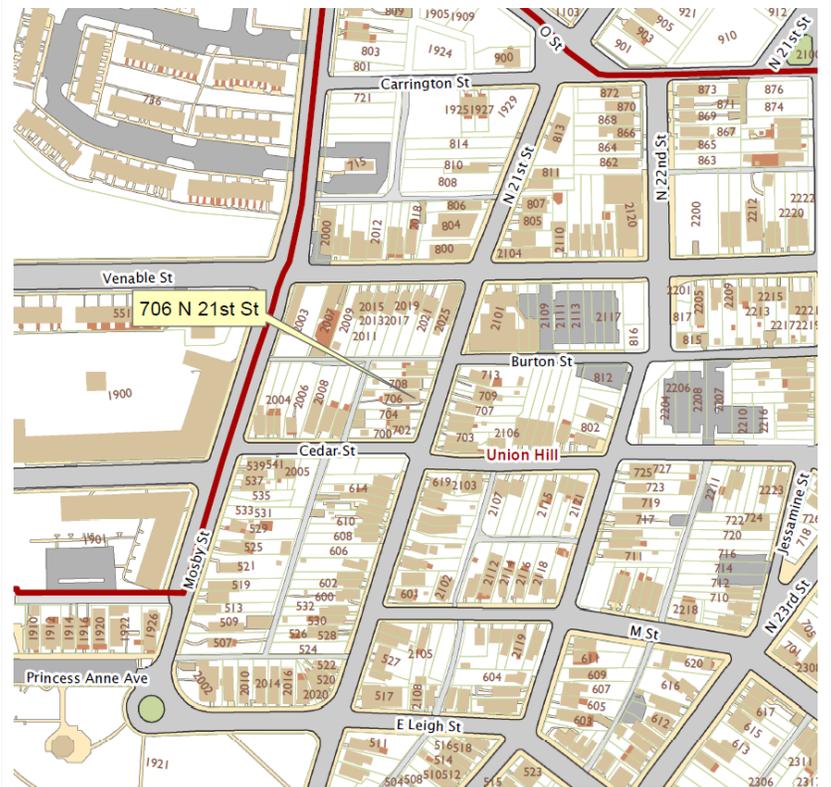


PROJECT DESCRIPTION

Construct two new semi-attached residences and a new rear two-car garage.

PROJECT DETAILS

- The applicant proposes to construct two new, semi-attached residences and two new, attached, single-car garages at the rear of the property.
- The residences will be 2 stories in height and 3 bays wide with a 1-story, full-width porch. The applicant proposes Italianate style details including a decorative cornice line and 2-over-2 windows. On the side elevations the applicant proposes a mix of window sizes and styles. On the rear elevation the applicant proposes to build a two-story porch accessed by paired doors on the first story and a single door on the second story.
- Proposed materials for the new residential building include fiber cement hardi-plank for the cladding and trim and a CMU and brick veneer foundation. Exterior details include a decorative cornice line with fiber cement panels and Fypon corbels, metal posts wrapped in wood for the front porch supports, 6x6 wood posts for the rear porch, and painted Richmond railings.
- The proposed attached garages are 32 feet by 22 feet (704 SF), with a shingle, side-gable roof, smooth hardi-plank siding, and metal doors.



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CONCEPTUAL REVIEW

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" on pages 44, and 46-56 of the Richmond Old and Historic District Handbook and Design Review Guidelines utilizing the Guidelines presented below.

PREVIOUS REVIEWS

The Commission has not previously reviewed an application for new construction for this property. The Commission approved an application from the current owner and applicant for the rehabilitation of the building at the December 18, 2018 meeting. The current owner received approval for the rehabilitation including the

construction of a second story rear addition and a single car garage.

SURROUNDING CONTEXT

The area surrounding the project site is mostly residential in nature. The majority of the block is composed of detached and semi-detached frame dwellings that are 2 stories in height and either 2 or 3 bays wide with either Greek Revival or Italianate style details.

STAFF COMMENTS

- Staff recommends against the construction of a two dwelling units on this lot.
- Staff recommends that:
 - The applicant reconsider the fenestration patterns on the side elevations to include additional windows on the visible bays of the second story and to vertically align them.
 - The applicant reduce the depth of the rear porch.
 - The applicant submit updated windows specifications that meet the Commission *Guidelines*.
 - The applicant provide information about the location of the mechanical equipment.
 - The applicant use a low-profile gutter, such as a ½-round, instead of a k-style gutter.

STAFF ANALYSIS

Siting, pg. 46, #s2-3	<i>2. 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>	The applicant has submitted a site plan that indicates the proposed new construction will be sited between the two adjacent houses.
	<i>3. New buildings should face the most prominent street bordering the site.</i>	The proposed new construction faces North 21 st Street, the prominent street bordering the site.
Form, pg. 46 #s1-3	<i>1. New construction should use a building form compatible with that found elsewhere in the historic district.</i>	The applicant proposes to construct a semi-attached rectangular building. Staff notes that there are existing semi-attached houses on the block; however the proposed two-family dwelling is not in keeping with the scale and massing of the dwelling currently on the site.
	<i>2. New residential construction should maintain the existing human scale of nearby historic residential construction in the district.</i>	The applicant proposes to construct two dwellings on a lot that currently contains a single unattached dwelling. Staff notes that the block currently contains a mix of detached and semi-detached dwellings and that this is in keeping with the general development pattern of the district. Staff is concerned that the construction of two dwellings on the lot will impact the variety of the architectural styles and forms found on this block. <u>Staff recommends against the construction of two, semi-attached dwellings on this lot.</u>
	<i>3. New residential construction and additions should incorporate human-scale elements such as cornices, porches and front steps into their design.</i>	The applicant proposes a 1-story, full-width porch, front stairs, and a decorative cornice line in keeping with other buildings in the district. The applicant proposes a 10'-deep, 2-story porch on the rear and staff finds that a rear porch of this size and height is not a feature found in the surrounding district. <u>Staff recommends the applicant reduce the depth of</u>

Height, Width, Proportion, & Massing, pg. 47, #s1-3	<p>1. <i>New residential construction should respect the typical height of surrounding residential buildings.</i></p>	<p><u>the rear porch.</u></p> <p>According to the context elevation provided by the applicant, the proposed building will be 26'-4" in height, which is compatible with the surrounding buildings.</p>
	<p>2. <i>New residential construction should respect the vertical orientation typical of other residential properties in surrounding historic districts.</i></p>	<p>On the façade the applicant proposes a vertically aligned fenestration pattern. However on the side elevations, the windows are not vertically aligned. <u>Staff recommends the applicant reconsider the fenestration patterns on the side elevations to include additional windows on the visible bays of the second story and to vertically align them.</u></p>
	<p>3. <i>The cornice height should be compatible with that of adjacent historic buildings.</i></p>	<p>According to the context elevation provided by the applicant, the proposed new building will be of similar height to the surrounding buildings.</p>
Materials and Colors, pg. 47	<p>2. <i>Materials used in new residential construction should be visually compatible with original materials used throughout the district.</i></p>	<p>The applicant proposes fiber cement siding, a brick veneer foundation, and TPO membrane for the front porch roof. Staff finds these materials are compatible with the original materials found in the surrounding district. Staff notes that the applicant identifies the windows as MW Jefferson series windows and that these windows do not meet the Commission <i>Guidelines</i>. <u>Staff requests the applicant submit updated windows specifications that meet the Commission <i>Guidelines</i>.</u></p>
Mechanical Equipment, pg. 68	<p><i>The visual impact of new mechanical equipment should be minimized to protect the historic character of the district.</i></p>	<p>The applicant has not provided information about the location of the proposed mechanical equipment. <u>Staff requests the applicant provide information about the location of the mechanical equipment.</u></p>
Guidelines for Administrative Approval of Gutter and Downspout Installation, Items that do not meet the Guidelines and will not be approved administratively or by the Commission	<p>3. <i>The installation of suspended gutters of an inappropriate profile or material. Inappropriate materials include vinyl and synthetic materials. Inappropriate profiles are those that introduce a new, and incompatible element that detracts from the roof and/or cornice line, such as k-style gutters.</i></p>	<p>The applicant has not provided specifications for the gutter style and profile. <u>Staff recommends the application use a low-profile gutter, such as a ½-round, instead of a k-style gutter.</u></p>

FIGURES



Figure 1. 706 North 21st Street.



Figure 2. 706 North 21st Street, side and elevations.



Figure 3. North 21st Street, existing streetscape.