



Staff Report
City of Richmond, Virginia



Commission of Architectural Review

COA-100313-2021	Final Review	Meeting Date: 10/26/2021
Applicant/Petitioner	William Russell Jones III	
Project Description	Construct a new, two and one half story, single-family residence on a vacant lot.	
Project Location		
Address: 309 N. 28 th St.		
Historic District: St. John's Church		
High-Level Details: <ul style="list-style-type: none"> The applicant proposes to construct a new two-story single-family detached residence with a partial, set-back third-story and a basement on a vacant lot. The proposed residence will be two stories in height, three bays wide and generally rectangular in form. The building will have a partial third-story section with a rooftop deck. The second story roof will have a low pitch flat roof, while the third story section will have a low pitched a-frame roof with side facing gables. On the façade the applicant proposes vertically aligned windows and a one-story, full-width, covered front porch On the alley side elevation, the applicant proposes single, vertically aligned one-over-one windows and an open rear deck off of the main floor. 		
Staff Recommendation	Approval, with Conditions	
Staff Contact	Alex Dandridge	
Previous Reviews	<p>This application was conceptually reviewed at the May 2021 meeting. The applicant has addressed the Commission's comments in the following ways:</p> <ul style="list-style-type: none"> - Partial third story roof form is now proposed to be a low pitched roof with side facing gables instead of the originally proposed front facing gable - Additional windows have been added to the rear elevation of the partial third floor section - A one story, full width, covered front porch is now being proposed, instead of the originally proposed single bay, one story, covered front porch 	
Conditions for Approval	<ul style="list-style-type: none"> Staff recommends that a horizontal cladding be utilized on the 	

	<p>partial third floor massing</p> <ul style="list-style-type: none"> • Staff recommends that the applicant provide a labeled drawing specifying the location of all exterior doors. • Staff recommends that the applicant submit specifications on the location of all mechanical equipment • Staff recommends that the applicant submit additional information on the proposed rear garage in a later, or separate COA application. • Staff recommends that a final window and door survey be submitted for administrative review and approval. • Staff recommends that final material and color specifications be submitted for administrative review and approval.
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Staff Analysis

Guideline Reference	Reference Text	Analysis
Siting, pg. 46, #s2-3	<p><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></p> <p><i>3. New buildings should face the most prominent street bordering the site.</i></p>	<p>The proposed new construction will generally have a front setback similar to the existing residences located at 307 and 311 N. 28th Street. Staff notes that front setbacks vary slightly on this block.</p> <p>The new construction will face the most prominent street, N. 28th Street.</p>
Form, pg. 46 #s1-3	<p><i>1. New construction should use a building form compatible with that found elsewhere in the historic district.</i></p> <p><i>2. New residential construction should maintain the existing human scale of nearby historic residential construction in the district.</i></p> <p><i>3. New residential construction and additions should incorporate human-scale elements such as cornices, porches and front steps into their design.</i></p>	<p>The building's main massing is compatible with other residential construction found within the district.</p> <p>The applicant proposes a three bay house with a partial third story that is generally in keeping with the residential scale of the district.</p> <p>A line-of-sight drawing indicates that the partial third floor will be minimally visible from the center of N. 28th Street. The applicant has addressed the Commission's comments from conceptual review by changing the partial third floor roof form from a front facing gable to a low pitched a-frame roof with side facing gables.</p> <p>The applicant has addressed staff comments from conceptual review by proposing a full width, one story, covered front porch.</p>
Height, Width, Proportion, and Massing, pg. 47, #s1-3	<p><i>1. New residential construction should respect the typical height of surrounding residential buildings.</i></p>	<p>The new residential construction will have a partial third story area that is not typical for the district, however has been previously</p>

	<p><i>2. New residential construction should respect the vertical orientation typical of other residential properties in surrounding historic districts.</i></p> <p><i>3. The cornice height should be compatible with that of adjacent historic buildings.</i></p>	<p>approved on other new construction within the district. Staff notes that the partial third floor will be minimally visible from N. 28th Street.</p> <p>The applicant proposes a three bay building with vertically aligned openings on the façade and rear elevation, which is common for the subject block and district.</p> <p>The proposed new construction is contemporary in style, utilizing a simplified cornice line that is similar in height to the existing residence on either side of the subject property.</p>
Materials and Colors, pg. 47, #s2-4	<p><i>2. Materials used in new residential construction should be visually compatible with original materials used throughout the district.</i></p> <p><i>3. Paint colors used should be similar to the historically appropriate colors already found in the district.</i></p> <p><i>4. Vinyl, asphalt, and aluminum siding are not permitted for use in City Old and Historic Districts. Other synthetic siding materials with a smooth, untextured finish may be allowed in limited cases, but approval by the Commission is always required.</i></p>	<p>The applicant has listed several options for exterior cladding in their application, including masonry and stucco options for the main body of the new construction, and fiber cement or metal for the partial third floor mass. Staff finds these material options to be in-keeping with the district and <u>recommends that the applicant submit final material specifications to staff for administrative review and approval.</u></p> <p>Staff notes that based on the Sanborn Maps, the original building on this site was masonry.</p> <p>The architectural drawings submitted to staff indicate a partial third floor with vertical cladding. <u>Staff finds that vertical cladding is not in-keeping with the district and recommends that a horizontal cladding be utilized on the partial third floor massing.</u></p> <p><u>Staff recommends that final material and color specifications be submitted for administrative review and approval.</u></p>
New Construction, Doors and Windows, pg. 49 #3	<p><i>3. The size, proportion, and spacing patterns of doors and window openings on free standing, new construction should be compatible with patterns established within the district.</i></p>	<p>All doors and windows will be vertically aligned one-over-one, which is in keeping with the established fenestration pattern of the neighborhood.</p> <p>In response to the Commission's comments during the conceptual review, the applicant has included additional windows on the rear façade of the partial third story mass.</p> <p><u>Staff recommends that a final window and door survey be submitted for administrative review and approval.</u></p>
New Construction, Doors and Windows, pg. 56, #5	<p><i>5. With larger buildings, applicants are encouraged to develop multiple entry points (doors), in keeping with historic precedent for the building type in</i></p>	<p>The proposed new construction has one front entry point, which is in keeping with the surrounding block and district. The drawings provided to staff indicate</p>

	<i>question. Single entry points - such as a single garage entrance accompanied by single pedestrian entrances are not in keeping with historic precedent, which demonstrates that most large buildings had multiple pedestrian entry points.</i>	openings on the partial third floor and the rear of the building that resemble exterior doors; however, these are not labeled. The architectural drawings do not indicate the location of an exterior door onto the roof top terrace. <u>Staff recommends that the applicant provide a labeled drawing specifying the location of all exterior doors.</u>
Mechanical Equipment, pg. 68	<i>The visual impact of new mechanical equipment should be minimized to protect the historic character of the district.</i>	The applicant did not submit any information on the locations of any mechanical equipment. <u>Staff recommends that the applicant submit specifications on the location of all mechanical equipment with the final review.</u>
Residential Outbuildings, 51, #1	<i>1. Outbuildings, including garages, sheds, gazebos and other auxiliary structures, should be compatible with the design of the primary building on the site, including roof slope and materials selection.</i>	Staff notes that the architectural drawings and site survey reference a proposed rear garage. A new rear garage was not referenced in the project narrative, and architectural drawings of the new rear garage were not submitted with this application. <u>Staff recommends that the applicant submit additional information on the proposed garage in a later, or separate COA application.</u>

Figures

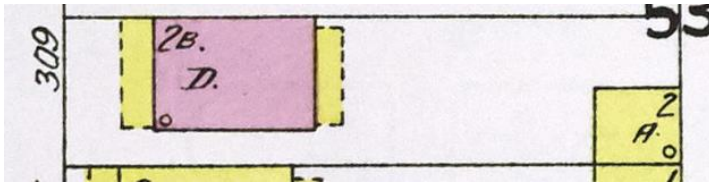


Figure 1. 1924-1925 Sanborn Map

Figure 2. Current vacant lot



Figure 3. East side of N 28th St

Figure 4. West side of N 28th St