



**Staff Report**  
**City of Richmond, Virginia**



**Commission of Architectural Review**

COA-100317-2021	<b>Final Review</b>	<b>Meeting Date: 10/26/2021</b>
<b>Applicant/Petitioner</b>	Amanda Seibert	
<b>Project Description</b>	Construct a new two-story, detached, single-family residence.	
<b>Project Location</b>		
<b>Address: 2307 Carrington St.</b>		
<b>Historic District: Union Hill</b>		
<b>High-Level Details:</b> <ul style="list-style-type: none"> <li>Applicant proposes to construct a two story, single-family, detached residence on a vacant lot.</li> <li>The new residence will be traditional in design, having a front projecting bay with a front-facing gable roof, as well as two story, covered front porch with square columns and exterior doors.</li> <li>Roof will be standing seam metal.</li> <li>Siding will be hardie plank lap siding and other architectural elements will be painted wood.</li> </ul>		
<b>Staff Recommendation</b>	<b>Approval, with Conditions</b>	
<b>Staff Contact</b>	Alex Dandridge	
<b>Previous Reviews</b>	<p>This application was conceptually reviewed in August 2021. The applicant has addressed the Commission's comments through the following:</p> <ul style="list-style-type: none"> <li>Additional glazing has been added to the first floor windows with the inclusions of transoms above the windows.</li> <li>Proportionate wooden shutters are being proposed</li> <li>Additional architectural elements have been added to address the corner of Pink and Carrington Streets by modifying the floorplan of the dwelling and introducing a traditional masonry chimney and including additional windows on the side façade to add architectural interest.</li> <li>The location of the HVAC has been provided on the updated site plans.</li> </ul>	
<b>Conditions for Approval</b>	<ul style="list-style-type: none"> <li>Staff recommends that the upper transoms be removed from the first floor windows.</li> <li>Staff recommends that a final window schedule and color specifications be submitted for administrative review and approval.</li> <li>Staff recommends that the wooden shutters be operable and not fixed.</li> <li>Staff recommends that the applicant consider a gable vent that is a</li> </ul>	

shape more in-keeping with those found within the district, submitted for administrative review and approval.

## Staff Analysis

Guideline Reference	Reference Text	Analysis
Siting, pg. 46, #s 2-3	<p>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.</p> <p>3. New buildings should face the most prominent street bordering the site.</p>	<p>The proposed residence will be set back further than the proposed neighboring new construction and the existing residences. While the setback does not match that of other existing residences, the established setback pattern of the Union Hill Old and Historic District is irregular on many blocks.</p> <p>The building will face the most prominent street, Carrington Street.</p>
Form, pg. 46, #s1-3	<p>1. New construction should use a building form compatible with that found elsewhere in the historic district.</p> <p>2. New residential construction should maintain the existing human scale of nearby historic residential construction in the district.</p> <p>3. New residential construction and additions should incorporate human-scale elements such as cornices, porches and front steps into their design.</p>	<p>The proposed new construction will have a front projecting bay with a front facing gable roof. The new construction will also have a two story covered front porch. Staff notes that these elements are generally not in-keeping with the Union Hill City Old and Historic District, however there is a precedent for these elements in new construction with in the district.</p> <p>Proposed construction will have a two-story, covered front porch with an entry door on the ground floor, and an exterior door onto the second story porch.</p>
Height, Width, Proportion, & Massing, pg. 47, #s1-3	<p>1. New residential construction should respect the typical height of surrounding residential buildings.</p> <p>2. New residential construction should respect the vertical orientation typical of other residential properties in surrounding historic districts.</p> <p>3. The cornice height should be compatible with that of adjacent historic buildings.</p>	<p>New construction will generally respect the height of the surrounding buildings.</p> <p>Proposed new construction will respect the vertical orientation of other residential properties in the surrounding district.</p>
New Construction, Doors and Windows, pg. 49 #3	<p>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.</p>	<p>The proposed new construction will have vertically aligned single windows on the front and side facades, and vertically aligned paired windows on the rear. There will be a main front entry door with a transom and sidelights, and a rear door. Staff finds that the spacing and alignment of the windows and doors are in-keeping with the established patterns found on the block.</p> <p>The first floor windows are proposed to have upper transoms. This is not a common windows design found within the district. <u>Staff recommends that the upper transoms be removed from the first floor windows.</u></p>

		<p>The front projecting bay will have a rectangular gable vent. Most gable vents in the district serve as an accent or a more prominent architectural feature being in the shape of a diamond or half circle. <u>Staff recommends that the applicant consider a gable vent that is a shape more in-keeping with those found within the district, submitted for administrative review and approval.</u></p>
<p>New Construction, Corner Properties, #5, pg. 48</p>	<p>5. For residential corner properties, we strongly encourage the use of architectural elements that are typical of residential corner properties in Richmond's historic districts: porches that turn from primary to secondary elevations, corner towers, projecting bay windows, side entrances (including porticos, and shed roofs, where appropriate), side porches, lighting related to that on the primary elevation, and other similar treatments that treat the secondary corner elevation as an architecturally important elevation.</p>	<p>Staff notes that the new construction will sit at the corner of Carrington and Pink Streets, and that the eastern elevation will be visible from the main street. To address the corner the applicant has included additional windows and a masonry chimney on the Pink Street elevation of the proposed new construction.</p>
<p>New Construction, Materials &amp; Colors, 2, 5, 6 pg. 53</p>	<p>2. Materials used in new construction should be visually compatible with original materials used throughout the surrounding neighborhood.</p> <p>5. Rooftop mechanical equipment should be located as discretely as possible to limit visibility. In addition, appropriate screening should be provided to conceal equipment from view. When rooftop railings are required for seating areas or for safe access to mechanical equipment, the railings should be as unobtrusive as possible, in order to minimize their appearance and visual impact on the surrounding district.</p>	<p>The proposed new construction will utilize wooden architectural elements, hardie plank, lap siding, and a standing seam metal roof, all of which are materials that are in-keeping with the district.</p> <p>The HVAC unit will be located on the east side of the house and will be minimally visible from the public right-of-way.</p> <p><u>Staff recommends that a final window schedule and color specifications be submitted for administrative review and approval.</u></p>
<p>Building Elements, Windows, Shutters, #21, pg. 70</p>	<p>21. Wood shutters must be functional (mounted on hinges) and not nailed or fixed to the wall surface. Fixed shutters were often used as enclosures on historic porches. New fixed shutters may be used to enclose a portion of a historic or new porch to conceal modern additions.</p>	<p>The applicant has specified that the proposed wooden shutters will be wooden and will be propionate to the associated window openings. <u>Staff recommends that the wooden shutters be operable and not fixed.</u></p>

## Figures

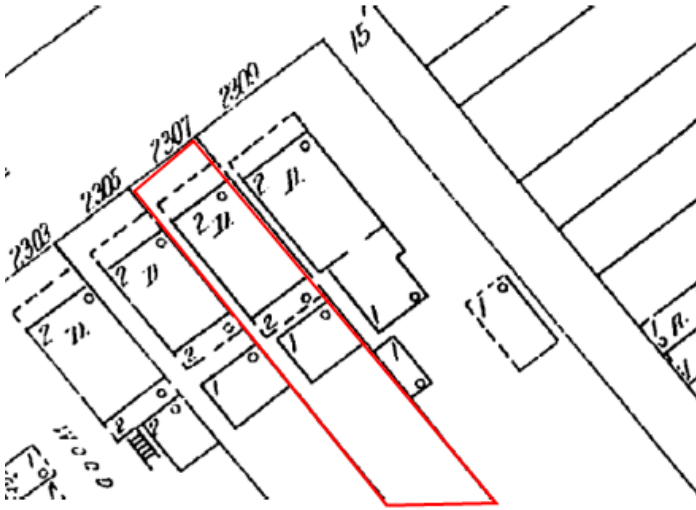


Figure 1. 1924-1925 Sanborn Map



Figure 2. Current vacant lot.



Figure 3. Pink Street & Carrington Street



Figure 4. New construction previously reviewed by CAR, 2317 Carrington