



**Staff Report**  
City of Richmond, Virginia



**Commission of Architectural Review**

COA-100315-2021	Conceptual Review	Meeting Date: 10/26/2021
<b>Applicant/Petitioner</b>	Casey White	
<b>Project Description</b>	Construct a new, two-story, detached, single-family residence on a vacant lot.	
<b>Project Location</b>		
<b>Address:</b> 509 N. 28 <sup>th</sup> St.		
<b>Historic District:</b> Church Hill North		
<b>High-Level Details:</b> <ul style="list-style-type: none"> <li>The applicant proposes to construct a two story, single-family, detached house and a rear garage on a vacant lot.</li> <li>The proposed house will have 2/2 windows, a faux mansard roof, and a full-width, single story, covered front porch.</li> <li>The proposed garage will have a a-frame roof, a garage door facing the alley and 2/2 windows</li> </ul>		
<b>Staff Recommendation</b>	Other	
<b>Staff Contact</b>	Alex Dandridge	
<b>Previous Reviews</b>	A 2-story Colonial Revival house was demolished before the District was created.	
<b>Staff Recommendations</b>	<ul style="list-style-type: none"> <li>Staff recommends that the mansard roof have end battens and upper coping</li> <li>Staff recommends that the proposed new garage not utilized faux hardware, and that final material, door and windows specifications be submitted for final review</li> <li>Staff recommends that the location of HVAC equipment be submitted for final review.</li> </ul>	

**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 new construction will respect the prevailing front and side yard setback patterns on the surrounding block.</p> <p>The new construction will face the most prominent street, N. 28<sup>th</sup> 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 new construction will use a building form that is compatible with that found in the district. The new construction will utilize a faux mansard roof, full width front porch, and decorative shingle detailing similar to 813 N. 28<sup>th</sup> street, as well as the original house that was located on the Property. Staff notes that the mansard roof at 513 N. 28<sup>th</sup> Street and of the original house on the Property had end battens and coping across the top of the roof line. <u>Staff recommends that the mansard roof have end battens and upper coping</u> to better relate to the roof form at 513 N. 28<sup>th</sup> Street and the original house on the Property.</p>
Height, Width, Proportion, & Massing, pg. 47, #s1-3	<p><i>1. New residential construction should respect the typical height of surrounding residential buildings.</i></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>According to the plans submitted to staff, the new construction will shorter than the surrounding houses. Staff notes that this particular block of N. 28<sup>th</sup> Street consists of buildings with varying heights.</p> <p>The new construction respects the vertical orientation of other residential properties in the surrounding historic district.</p> <p>The cornice height of the new construction will not match that of the neighboring properties, however it appears there is a change in grade from north to south that could prevent the alignment of cornices in this location. Staff notes that there is not an established cornice height on this particular block of N. 28<sup>th</sup> Street.</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 new construction will utilize fiber cement lap siding, a standing seam metal, black, front porch roof, and synthetic honey comb shingles for the mansard roof. Staff recommends that the fiber cement lap siding be smooth and without a bead.</p> <p>Staff recommends that final color and material specifications be submitted to staff for administrative review and approval.</p>

New Construction, Doors and Windows, pg. 49 #3	<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>The size, proportion, and spacing patterns of doors and window openings on the new construction are compatible with patterns established within the district.</p> <p>Smaller window sizes not in-keeping with the district are proposed for the side elevations of the new construction, however will be minimally visible from the public right-of-way.</p>
New Construction, Residential Outbuildings, pg. 51, # 1-3	<p><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></p> <p><i>2. Newly constructed outbuildings such as detached garages or tool sheds should respect the siting, massing, roof profiles, materials and colors of existing outbuildings in the neighborhood.</i></p> <p><i>3. New outbuildings should be smaller than the main residence and be located to the rear and/or side of the property to emphasize that they are secondary structures.</i></p>	<p>The proposed rear garage will be clad in the same material as the main house, however will utilize a different roof form.</p> <p>The proposed rear garage will be compatible in design and massing of existing outbuilding in the area.</p> <p>The proposed rear garage will be smaller than the main house and will be located in the rear.</p> <p>Based on the architectural drawings provided to staff, it appears the proposed garage will utilize faux hardware. <u>Staff recommends that the proposed new garage not utilized faux hardware, and that final material, door and windows specifications be submitted to staff for administrative review and approval.</u></p>
Mechanical Equipment, pg. 68	<i>The visual impact of new mechanical equipment should be minimized to protect the historic character of the district.</i>	<u>Staff recommends that the location of HVAC equipment be submitted for final review.</u>

## Figures

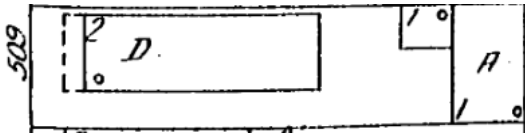


Figure 1. 1924-1925 Sanborn Map



Figure 2. Existing vacant lot.



Figure 3. Original house at 509 N. 29th Street.  
(demolished ca. 2004-2007)



Figure 4. N. 28th Street. Context



*Figure 5. Existing vacant lot.*