



Staff Report
City of Richmond, Virginia



Commission of Architectural Review

COA-098250-2021	Final Review	Meeting Date: 9/28/2021
Applicant/Petitioner	Justin Drumwright	
Project Description	Rehabilitation of a 2-story, detached, single-family home; construct a rear, 2 nd story addition	
Project Location		
Address: 810 Jessamine St.		
Historic District: Union Hill		
High-Level Details: <ul style="list-style-type: none"> The applicant proposes to construct a rear, 2nd story addition to a ca. 1870 Greek Revival house. The original front porch columns were replaced prior to the Union Hill City Old and Historic District Designation. Staff notes that the work has already been completed. 		
Staff Recommendation	Approval, with Conditions	
Staff Contact	Alex Dandridge, alex.dandridge@rva.gov , (804) 646-6569	
Previous Reviews	None.	
Conditions for Approval	<ul style="list-style-type: none"> Staff recommends that the rear second story addition be differentiated from the existing house using a different material or applying an exterior feature that gives reference to the historic roofline. Staff recommends that a material in-keeping with the guidelines be utilized, and that it be smooth and without a bead. Final color specifications to be submitted to staff for review and approval. Staff recommends that the applicant submit a window schedule and window material specifications to staff for review and approval. Staff recommends that the architectural drawings be updated to show the correct proposed materials prior to applying for a building permit. Staff recommends that a new, simple, wood and glass door that is in keeping with the historic front doors on the block be submitted to staff for review and approval 	

Staff Analysis

Guideline Reference	Reference Text	Analysis
Siting #1, pg. 46	<i>Additions should be subordinate in size to their main buildings and as inconspicuous as possible. Locating additions at the rear or on the least visible side of a building is preferred.</i>	The proposed addition is subordinate in size to the main building and is located in the rear.
Materials, #1, p. 47	<i>Additions should not obscure or destroy original architectural elements.</i>	The new addition will align with the existing roof line of the main building, and the roofline of the rear one story projection will be eliminated. Staff notes that the new addition as constructed is not differentiated from the main structure, being the same material and aligning with existing wall faces, and matching the roofline. <u>Staff recommends that the rear second story addition be differentiated from the existing house using a different material or applying an exterior feature that gives reference to the historic roofline.</u>
Materials, #2, p. 47	<i>Materials used in new residential construction should be visually compatible with original materials used throughout the district.</i>	<p>The plans call for the installation of vinyl siding on the new rear addition. The applicant has confirmed that no original wooden siding was present on the residence, and that vinyl siding was removed, and new hardiplank siding was installed on the entirety of the residence, including the new addition. Staff notes that hardiplank siding is an approvable, substitute material when no salvageable, original siding is present. Staff also notes that the hardiplank siding installed appears to have a faux wood grain, which is not in-keeping with the guidelines.</p> <p>Staff notes that there are discrepancies between the project narrative and the architectural drawings, and <u>recommends that the architectural drawings be updated to show the correct proposed materials prior to applying for a building permit.</u></p>

		<p>The rear roof is not visible from the public right-of-way, but staff notes that the plans specify that the new addition will match the existing house's roofing material which appears to be asphalt shingles.</p>
<p>New Construction - Doors and Windows, pg. 49</p>	<p><i>The size, proportion, and spacing patterns of door and window openings on a new addition should follow patterns established by the original building.</i></p> <p><i>The architectural appearance of original windows should be used as models for new windows.</i></p>	<p>Staff notes that the fenestration of the existing one story rear projection has been altered. The rear door has been relocated and, the original window openings have been enclosed, and new window openings have been created. Staff notes that the alterations in the fenestration of the rear façade are minimally visible from the public right-of-way and recommends approval of the new configuration.</p> <p>New windows should be wood or aluminum clad wood. <u>Staff recommends that the applicant submit a window schedule and window material specifications to staff for review and approval.</u></p> <p>It appears that a contemporary front door with divided lights and vertical, $\frac{3}{4}$ length recessed panels has been installed in the existing front door opening. <u>Staff recommends that a new, simple, wood and glass door that is in keeping with the historic front doors on the block be submitted to staff for review and approval</u></p>

Figures

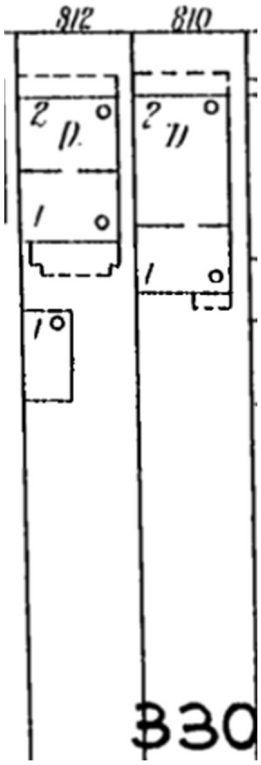


Figure 1. 1924-1925 Sanborn Map

Figure 2. Current façade photo.



Figure 3. Historic photo from DHR records.



Figure 4. Previous rear elevation.

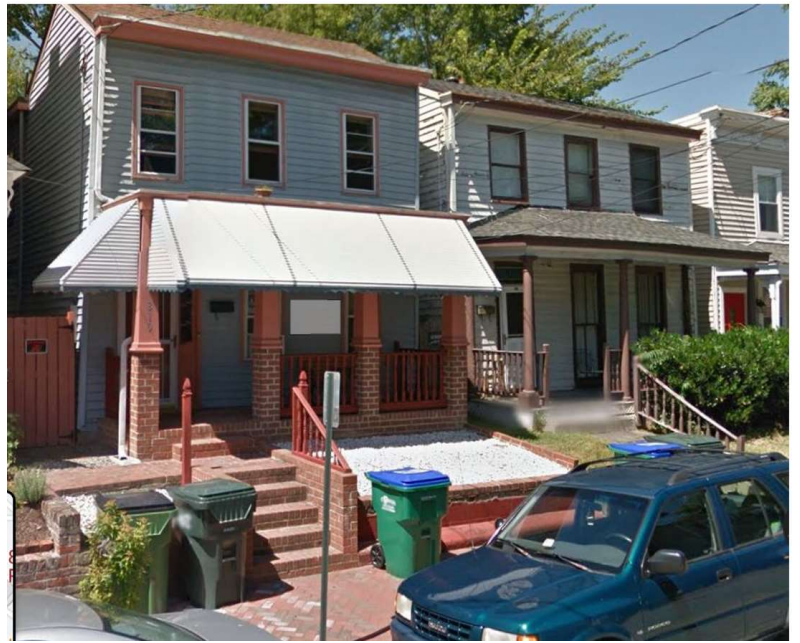


Figure 5. Existing rear elevation, showing the new addition.