

12. COA-084161-2020

PUBLIC HEARING DATE

May 25, 2021

PROPERTY ADDRESS

724 North 27th Street

DISTRICT

Church Hill North

APPLICANT

B. Gabay & J. Wuebker

STAFF CONTACT

Carey Jones

Commission of
Architectural Review

STAFF REPORT

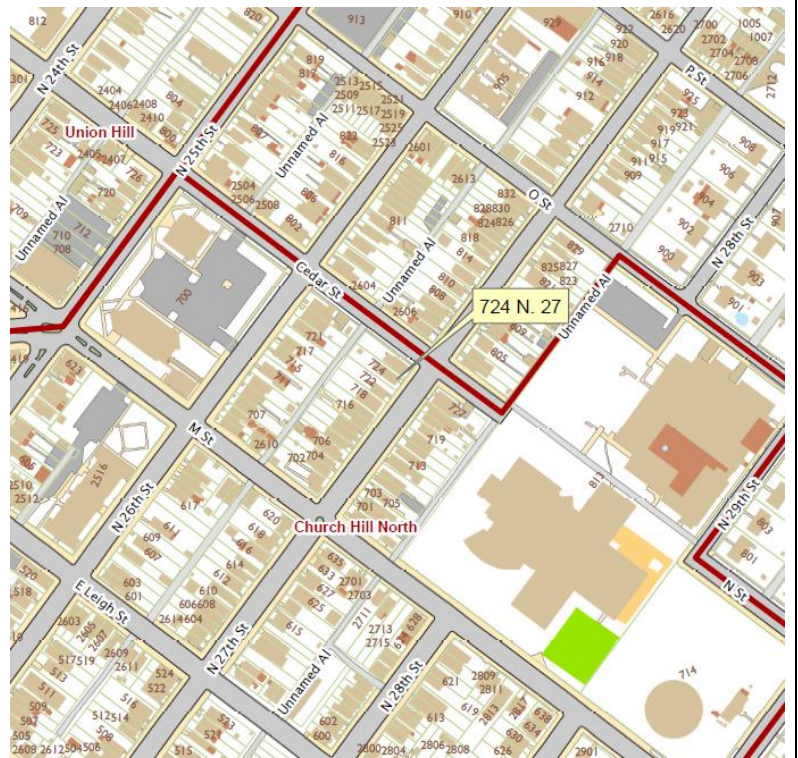


PROJECT DESCRIPTION

Construct a new, second floor, rear addition to existing dwelling.

PROJECT DETAILS

- The applicant requests approval to construct a one-story addition on top of an existing one-story section located at the rear of the building.
- The applicant also proposes a new two-story rear porch with Richmond Rail railings. The rear porch will be two stories in height and approximately 5 feet deep.
- No changes are planned for the front of the building.
- Proposed materials for the addition include fiber cement siding and aluminum clad windows.



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STAFF RECOMMENDATION

APPROVE WITH CONDITIONS

PREVIOUS REVIEWS

None.

STAFF RECOMMENDED CONDITIONS

- the walls of the second story addition be inset by at least six inches in order to differentiate from the historic building
- the roof cornice lines not extend past the walls of the historic building in order to maintain the overall form of the historic building
- the roof specifications be submitted for administrative approval
- the applicant lower the sills of the existing windows on the rear mass so that width and height remain unchanged
- the railing be wood and utilize a Richmond Rail, or the pickets be placed on the interior of the rail for a more finished appearance

- all wooden elements be painted or stained a neutral color found on the Commission palette, and any new paint colors be submitted to staff for administrative approval

STAFF ANALYSIS

Standards for New Construction, Siting, pg. 46	<i>1. 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>	Staff finds that the proposed addition is located at the rear of the existing dwelling. Staff finds that the addition is not subordinate in size to the main building since it is flush with the south face of the existing building. Staff notes that the applicant has not provided the dimensions for the inset on the north side of the addition. Staff recommends <u>the walls of the second story addition be inset by at least six inches in order to differentiate from the historic building.</u>
Standards for New Construction, Form, pg. 46	<i>1. New construction should use a building form compatible with that found elsewhere in the historic district. Building form refers to the specific combination of massing, size, symmetry, proportions, projections and roof shapes that lend identity to a building. Form is greatly influenced by the architectural style of a given structure.</i>	Staff finds that the proposed gable roof for the addition is lower than the historic building. As noted above, staff recommends the side walls of the proposed addition be inset from the sides of the historic building. Staff further recommends that, <u>in order to maintain the overall form of the historic building, the roof cornice lines not extend past the walls of the historic building.</u>
Standards for New Construction, Materials and Colors, pg. 47	<i>2. Materials used in new residential construction should be visually compatible with original materials used throughout the district.</i>	The applicant proposes to use smooth hardiplank siding on the addition and double-hung, wood-clad windows. Staff recommends approval of these materials. Staff notes that the plans show new roof dimensions but do not provide materials. <u>Staff recommends roof specifications be submitted for administrative approval.</u>
Standards for New Construction, Doors and Windows, pg. 49	<i>1. The size, proportion and spacing patterns of door and window openings on a new addition should follow patterns established by the original building. Windows on most commercial and residential properties throughout Old and Historic Districts have a vertical orientation. Wide, horizontal so-called "picture windows" on new additions are strongly discouraged.</i>	Windows proposed for the addition are generally consistent with the building and patterns found throughout the district. Staff finds that the transom window is not consistent with windows found in the district and recommends the applicant consider a larger window in this location to be in keeping with the fenestration patterns found in the surrounding area. Staff also notes that the applicant intends to increase the size of the windows on the first-story mass and recommends approval with the condition that <u>the applicant lower the sill so that width and height remain unchanged.</u>

New Construction, Decks, pg. 51 #1-3	<p>1. Decks should not alter, damage or destroy significant site elements of the property.</p> <p>2. Decks should complement the architectural features of the main structure without creating a false historical appearance. Decks should be painted or stained a neutral color that complements one or more of the colors found on the main structure.</p> <p>3. Deck design may include vertical picket balustrades or contemporary railing that is in scale with the house and the deck.</p>	The Guidelines do not specifically address the construction of two-story rear porches. However, staff finds the proposed porch generally meets the Guidelines for new construction and decks as it is located at the rear of the dwelling, and is subordinate in size.
New Construction, Porches and Porch Details, pg. 49 #2	<p><i>Typical deck railings, consisting of nailed-up stock elements, are not approved as they are not based on a compatible historical model found in Richmond's Old and Historic Districts.</i></p>	Staff notes that the railing shown on the first story appears to be nailed-up pickets. <u>Staff recommends the railing be wood and utilize a Richmond Rail or the pickets be placed on the interior of the rail for a more finished appearance. Staff also recommends that all wooden elements be painted or stained a neutral color found on the Commission palette.</u>
Paint colors, pg. 64	<p><i>Wood-frame Buildings (including Stucco-clad buildings) 18C, Georgian, Federal, and Greek Revival styles: White, Spanish Brown, Yellow Ochre, Stone, Buff, Light Grey, Green-Grey, Medium Blue</i></p>	The application does not indicate the color of paint to be used. <u>Staff recommends any new paint colors be submitted to staff for administrative approval.</u>

It is the assessment of staff that, with the conditions above, the application is consistent with the Standards for Rehabilitation and New Construction outlined in Section 30-930.7 (b) and (c) of the City Code, as well as with the Richmond Old and Historic Districts Handbook and Design Review Guidelines, specifically the pages cited above, adopted by the Commission for review of Certificates of Appropriateness under the same section of the code.

FIGURES



Figure 1. 724 N. 27th St, facade.



Figure 2. View towards existing rear section and location of the proposed addition.



Figure 3. View towards existing rear section and location of proposed addition.

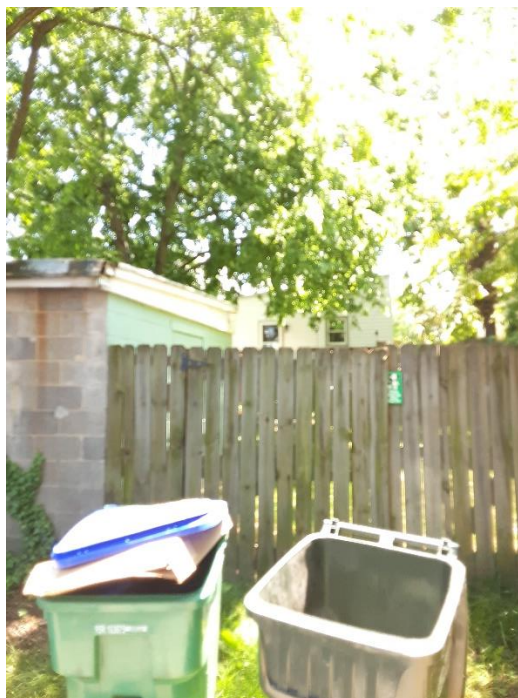


Figure 4. 724 N. 27th Street, rear elevation.