



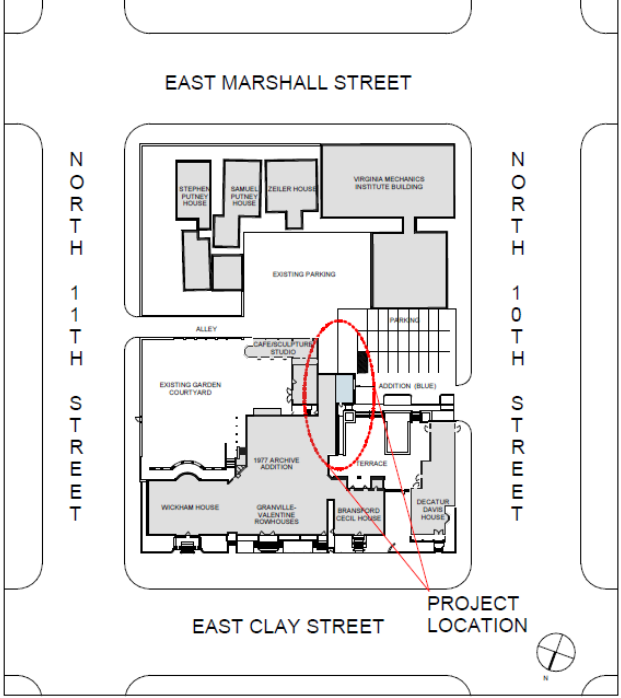
Staff Report
City of Richmond, Virginia



Commission of Architectural Review

6. COA-105885-2022	Final Review	Meeting Date: 2/22/2022
Applicant/Petitioner	Sarah Whiting – The Valentine	
Project Description	Construct a rear, 2-story addition on top of a one-story non-original projection and enclose a portion of a rear porch.	
Project Location		
Address: 1015 E. Clay		
Historic District: Valentine Museum & Wickham-Valentine House		
High-Level Details: <ul style="list-style-type: none"> The applicant proposes an addition to the Collections Wing of the Valentine Museum, which was constructed in 1977 and is located to the rear of the structure. The applicant is also proposing to enclose a second-story porch on the rear of the Brasford Cecil House to create additional office space. Two design options have been provided for the window configuration of the enclosed second-story porch. 		
Staff Recommendation	Approval, with Conditions	
Staff Contact	Alyson Oliver, alyson.oliver@RVA.gov , 804-646-3709	
Previous Reviews	None.	
Conditions for Approval	<p>Staff recommends approval of this request with the following conditions:</p> <ul style="list-style-type: none"> Details on final materials specifications for the proposed addition and enclosed rear porch be submitted to for review and approval. The applicant enclose the rear porch on the Brasford Cecil House as shown in “Option B” of the submitted application, as it better reflects the historic window pattern. All new windows are clear, without a tint or reflective finish, with the exception of the proposed curtainwall. Final window schedule be submitted to staff for review and approval. Windows on the rear of the Brasford Cecil House be wood or aluminum clad wood, submitted to staff for review and approval. 	

Staff Analysis

Guideline Reference	Reference Text	Analysis
<p>New Construction, Siting, #1, pg. 52</p>	<p><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></p>	<p>The applicant proposes an addition to the Collections Wing of the Valentine Museum, which was constructed in 1977 and is located to the rear of the structure. Although the proposed addition is located in the center of the block, portions of the addition will be visible from North 10th Street, through the opening created by the existing parking lot.</p> <p>The proposed addition is subordinate in size to the larger Valentine Museum complex.</p> 
<p>New Construction, Height, Width, Proportion, and Massing, #3, pg. 53</p>	<p><i>The cornice height should be compatible with that of adjacent historic buildings.</i></p>	<p>The proposed addition will be built above a one-story section of the 1977 addition. The new cornice height will be compatible with the height of the larger 1977 addition.</p>
<p>New Construction, Materials and Colors, #1, pg. 53</p>	<p><i>Additions should not obscure or destroy original architectural elements.</i></p>	<p>The proposed addition will not obscure or destroy any original architectural elements. The only portion of the building that will be obscured is the Collections Wing addition, which was constructed in 1977 and is non-original.</p> <p>Attached to the exterior of the Collections Wing is a cast-iron balcony. This architectural element is not original to the building and was placed there by the Valentine Museum from another historic building. This element will be removed to allow for the proposed addition.</p>

<p>New Construction, Materials and Colors, #2, pg. 53</p>	<p><i>Materials used in new construction should be visually compatible with original materials used throughout the surrounding neighborhood.</i></p>	<p>The applicant has noted that the proposed addition will feature a brick veneer wall, to match the existing 1977 addition.</p> <p>Precast concrete bands are also proposed as accent features on the new addition, including: along the cornice; in line with the first-floor soldier course on the 1977 addition; around the loading dock door; and, to delineate an area of the wall that may be used in the future for the projection of images and footage.</p> <p>A segmented roll-up loading dock door is proposed on the projecting portion of the new addition, generally located in the in the same location as the existing loading dock door. The door will be aluminum clad wood and will feature transom windows above.</p> <p>Furthermore, the applicant is planning to enclose the second story rear porch of the Bransford Cecil House to create additional office space. The applicant is proposing to install faux shutters to match the faux shutters previously used to enclose the other sections of the rear porch.</p> <p>Staff is supportive of the applicant's efforts to match materials found on the existing building. <u>Staff recommends that details on final materials specifications for the proposed addition and enclosed rear porch be submitted to for review and approval.</u></p>
<p>New Construction, Materials and Colors, #6, pg. 53</p>	<p><i>For larger-scale projects that involve communal garbage collection (such as dumpsters or other large collection device), these garbage receptacles should be located away from the primary elevation or elevations of the building (preferably to the rear) and screened from view.</i></p>	<p>The existing refuge disposal area is located in the alley to the rear of the building and is screened from view. The proposed addition is not anticipated to impact the current situation.</p>
<p>New Construction, Doors and Windows, #1, pg. 56</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 structure. 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></p>	<p>The applicant has provided two options for the window configuration of the proposed second-story porch enclosure on the Bransford Cecil House.</p> <p>Option A proposes horizontal configuration where each bay features four consecutive windows with faux shutters (to match the existing faux shutters) above and below.</p> <p>Option B proposes a window configuration that better reflects the existing second-story windows. In this configuration, each bay features faux shutters on either side of a cluster of four windows that generally align with the height and width of the existing second-story windows. Below the windows, the applicant proposes a lighter-colored cementitious paneling.</p> <p><u>Staff recommends the applicant pursue Option B, as it better reflects the historic window pattern on the rear of the Bransford Cecil House.</u></p>

<p>New Construction, Doors and Windows, #4, pg. 56</p>	<p><i>Because the material cannot be manufactured to model effectively the appearance of historic windows, vinyl windows are not appropriate for contributing buildings in historic districts.</i></p>	<p>The applicant is also proposing new windows on the rear of the Bransford Cecil House, as well as a vertical curtainwall, extending from the roof to ground-level, on the new addition.</p> <p>Due to the configuration of the projection on the proposed addition and the proposed curtainwall being situated in the corner created by this projection, it is anticipated that the curtainwall will be minimally visible from the public right-of-way. For this reason, staff is supportive of this more contemporary feature on the proposed addition.</p> <p>The applicant has noted that the curtain wall will use black spandrel glazing at the transitions to hide the floor structure/ ceiling plenum and low-e tinted glazing to protect the museum collection. Though tinted glazing is not typically supported for projects in city old and historic districts, staff recognizes the need in this situation to protect the archives housed in the Valentine Museum. For this reason, <u>staff recommends that all new windows are clear, without a tint or reflective finish, with the exception of the proposed curtainwall.</u></p> <p><u>Staff also recommends that the windows on the rear of the Bransford Cecil House be wood or aluminum clad wood, submitted to staff for review and approval.</u></p>
<p>New Construction, Railings, pg. 50</p>	<p><i>Porch railings and balustrades are important character-defining features of a structure. The proportions of these railings are an important element to the appearance of both their structure and the rhythms of the entire neighborhood.</i></p>	<p>The applicant is proposing to keep the existing railing and balustrades on the second story porch. These elements will be retained and visible on the exterior of the building.</p>

Figures



Figure 1. View to the northeast. Proposed addition will be built upon the portion shown in red brick.



Figure 2. View of rear of Bransford Cecil House.

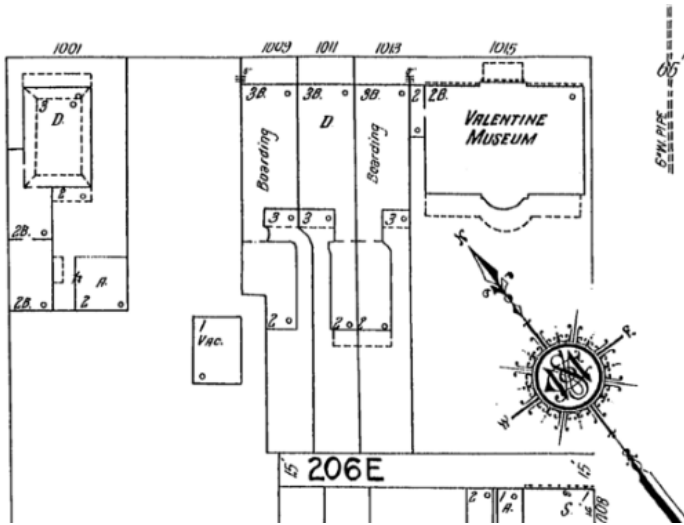


Figure 3. 1924-1925 Sanborn map