



**Commission of Architectural Review**

4. COA-141042-2024	<b>Final Review</b>	Meeting Date: 1/23/2024
Applicant/Petitioner	Matthew Jarreau	
Project Description	Construct a garage in the rear yard and a 2-story addition with a basement and covered rear/side porches.	
Project Location		
Address: 611 North 26 <sup>th</sup> Street		
Historic District: Church Hill North		
<p>High-Level Details:</p> <ul style="list-style-type: none"> <li>• The applicant proposes to construct a two-story addition with a finished basement on the rear of the house.</li> <li>• The primary building is a circa 1880, frame Italianate dwelling.</li> <li>• A rear, one-story addition will be demolished, as part of this project.</li> <li>• The proposed addition will be 23 feet by 33 feet wide.</li> <li>• There will be an 8'x10' mudroom off the rear.</li> <li>• The applicant is also proposing to construct a new garage in the northeast corner of the lot which will have a finished second floor. There is a historic, one-story brick garage from circa 1910.</li> </ul>		
Staff Recommendation	Approval, with Conditions	
Staff Contact	Annie Delaroderie, <a href="mailto:anne.delaroderie@rva.gov">anne.delaroderie@rva.gov</a> , 804-646-6335	
Previous Reviews	<p>The plans for this project were presented for Conceptual Review at the December 2023 Commission meeting. Members of the Commission thought the design is compatible with the existing building. One commissioner asked if the roof of the addition could be lower than it was proposed in the plans. The current set of plans includes a larger rear addition, and the proposed garage is the same as presented in May 2022. The applicant took the commissioner's comments into consideration and revised the plans.</p> <p>The applicant presented plans for a two-story addition and a detached garage for Conceptual Review at the March 2022 Commission meeting. The proposed addition was planned to be 32 feet by 18 feet. Staff requested additional information on the existing rear one-story addition. Staff recommended the lap siding on the rear addition should be differentiated from original dwelling in width. Staff requested information on the window patterns and asked the applicant to consider modifying the windows to better match the rest of the building.</p> <p>The applicant submitted updated plans for the addition, which were presented at the May 2022 Commission meeting. The applicant revised the</p>	

	plans and made the windows the same size. Staff recommended lap siding on the proposed addition and garage be smooth, without a bead. As part of the May 2022 submission, the applicant provided documentation from a structural engineer regarding the current state of the portion of the building to be demolished. Per the report, the floor framing, foundation, and footing need to be repaired or replaced. The Commission determined that demolishing the rear projection is acceptable in this case.
Staff Recommendations	<p>Staff Recommends:</p> <ul style="list-style-type: none"> <li>• that the building be constructed true to the plan so that it is lower than the primary building.</li> <li>• that the lap siding on the rear addition have a different reveal than the lap siding on the original dwelling.</li> <li>• final door materials and colors be submitted to Staff for administrative review and approval.</li> <li>• final color selection for the new garage be submitted for Administrative Review and approval.</li> <li>• hardscaping north of the new garage should have materials compatible the district including concrete, brick, or granite pavers.</li> <li>• that the final design and material specifications for the proposed fence be submitted to staff for administrative review and approval.</li> <li>• that the demolition of the one-story addition and excavation for the new addition and basement should be done in the most sensitive way possible, to minimize any impacts to the historic dwelling.</li> <li>• the applicant should apply for the demolition permit and the building permit concurrently.</li> <li>• The decorative cornice proposed for the new addition's North 26<sup>th</sup> Street façade either be identical to the existing building's cornice, or be a simplified design, details provided on the final building plans.</li> </ul>

## Staff Analysis

Guideline Reference	Reference Text	Analysis
Standards For New Construction: Siting, page 46.	<p><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></p>	<p>The applicant is proposing a large addition on the rear of the dwelling. A portion of the addition will be offset from the main dwelling and set back from the public right of way. The addition as proposed will double the size of the house's total square footage. Currently, the house has 1,586 square feet. With the new addition, the house will have 3,492 square feet. The new addition will not be highly visible from 26<sup>th</sup> Street due to large trees north and south of the house. The addition will cover the historic section of the second floor, that is currently seen from the rear alley. While this addition is not subordinate in size to the primary building, the addition's location, traditional design, and minimal visibility from North 26<sup>th</sup> Street, because of the deep setback and large trees, has a diminished impact.</p> <p>As part of this project, the applicant plans to remove the one-story rear addition. The applicant stated that the extant rear addition needs to be removed due to structural problems below the addition. According to Sanborn maps, there has been a 1-story addition in this location since 1905.</p>

		<p>The applicant is also proposing to construct a new garage with a loft and half bathroom on the second floor. The plans for the garage are the same as were presented in May 2022. This garage will be visible from the public alley and will only be visible from North 26<sup>th</sup> Street if the large trees are removed.</p>
<p>Standards For New Construction: Height, Width &amp; Massing, page 47.</p>	<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>The existing building has a side gable roof with two chimneys. The proposed addition will have a low-pitched side gable roof that will be slightly below the existing dwelling's roof. According to the revised plans, the current dwelling is 23'11" tall and the addition will be 23' tall. Typically, additions are subordinate in size to the main dwelling and have a lower roof line. <u>Staff recommends that the building be constructed true to the plan so that it is lower than the primary building.</u></p> <p>We do not have the heights of neighboring buildings on the block. Several buildings on this block have rear additions which are either one or two stories.</p>
<p>Standards for New Construction: Materials and Colors, page 47.</p>	<p><i>1. Additions should not obscure or destroy original architectural elements.</i></p> <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 for new additions should complement the historically appropriate colors used on the primary structure. Paint colors used should be similar to the historically appropriate colors already found in the district.</i></p>	<p>The proposed addition will obscure the second story of the existing building from the rear. The new addition will not affect the historic façade or historic portions of the north and south elevations.</p> <p>The rear addition and proposed garage will be clad in horizontal Hardie Lap Siding. This siding will be compatible with the original dwelling as well as neighboring buildings in the district. The applicant plans to paint the addition to match the current house. <u>Staff recommends that the lap siding on the rear addition have a different reveal than the lap siding on the original dwelling in order to further differentiate the old from the new.</u> New porch roofs will be black EPDM.</p> <p>The addition will project from the side of the existing building. The west facade of the addition that will face North 26<sup>th</sup> street will have a decorative cornice. <u>Staff recommends that the decorative cornice proposed for the new addition's North 26<sup>th</sup> Street façade either be identical to the existing building's cornice, or be a simplified design, details provided on the final building plans.</u></p>
<p>New Construction: Doors and Windows, page 49.</p>	<p><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></p>	<p>The placement of windows on the rear addition are appropriately placed and will add additional natural lighting into the building. The south elevation of the historic dwelling has a single small window on the second floor. The south side of the addition will have six windows on the second floor and four windows on the first floor. The middle windows on the first and second floors are connected in a pair. Pairs of windows are less common on historic windows, but it is more compatible since all of the windows are the same size. The applicant added an additional window to the northeast side of the addition, for increased symmetry and vertical alignment of the windows.</p>

		The wide dormer on the garage is a modern form, but these openings will not be seen from the main road.
New Construction: Doors and Windows, page 49.	<p><i>2. The architectural appearance of original windows should be used as models for new windows. Changes in the sash, depth or reveal, muntin configuration, frame or glazing is strongly discouraged. New glass should be clear without reflective coatings, to be compatible with original glass.</i></p>	<p>One new window on the north side of the addition is planned to be a little shorter than the rest of the windows. Overall, the rest of the windows, appear to be the same width and size as the historic windows.</p> <p>Windows are proposed to be clad wood and will feature simulated divided lights. These materials are appropriate.</p> <p><u>Staff recommends final door materials and colors be submitted to Staff for administrative review and approval.</u></p>
New Construction: Residential Outbuildings, page 51.	<p>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.</p> <p>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.</p> <p>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.</p>	<p>The proposed garage with second floor finished space will feature materials that are compatible with the existing dwelling. The proposed garage will feature a wide side gable roof. Most other garages and outbuildings on the block have flat or shed roofs. A few smaller outbuildings on the northeast side of the alley have front gable roofs.</p> <p>The colors for the new garage have not been chosen. <u>Staff recommends final color selection for the new garage be submitted for Administrative Review and approval.</u></p> <p>The new garage will be located in the rear of the lot and will be northeast of the existing building. The new garage should be smaller than the existing building, and will be constructed a few feet lower than the primary dwelling.</p> <p><u>Staff recommends hardscaping north of the new garage should have materials compatible the district including concrete, brick, or granite pavers.</u></p>
New Construction: Fences & Walls, page 51.	<p><i>1. Fence, wall, and gate designs should reflect the scale of historic structures they surround, as well as the character of nearby fences, walls and gates.</i></p> <p><i>2. Fence, wall or gate materials should relate to the building materials commonly found in the neighborhood.</i></p> <p><i>3. Privacy fences in the side and rear of a property should be constructed of wood of an appropriate design.</i></p>	<p><u>Staff recommends that the final design and material specifications for the proposed fence be submitted to staff for administrative review and approval.</u></p>
Standards For Demolition, page 82.	<p><i>3) The Commission deems that a building or structure no longer presents an opportunity for feasible rehabilitation is arrived at only after an on-site visit by Commission member and a thorough structural analysis has been undertaken by a licensed structural engineer experienced in historic preservation work.</i></p>	<p>As part of the applicant's submission in May 2022, they submitted a structural analysis of the one-story rear addition. The engineer determined, the floor framing, foundation, and footing need to be repaired or replaced. <u>Staff recommends that the demolition of the one-story addition and excavation for the new addition and basement should be done in the most sensitive way possible, to minimize any impacts to the historic dwelling.</u> Staff recommends that the applicant should apply for the demolition permit and the building permit concurrently.</p>

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

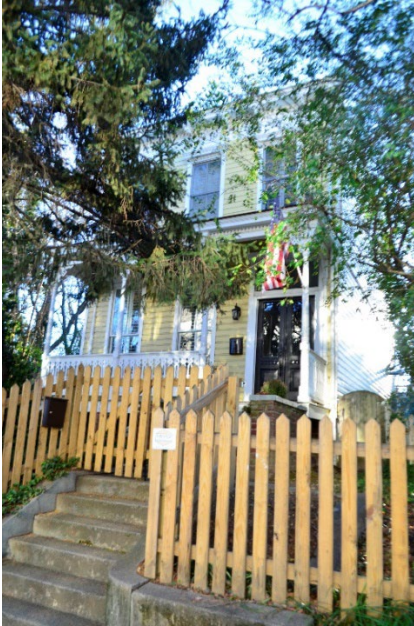


Figure 1. Front façade of 611 North 26<sup>th</sup> Street.



Figure 2. Historic rear garage at 611 North 26<sup>th</sup> Street.

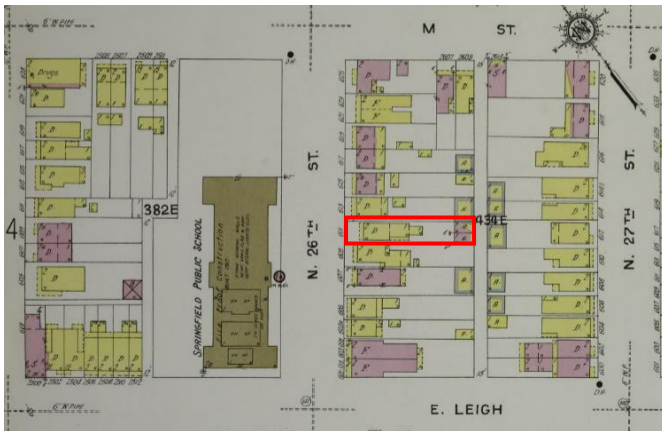


Figure 3. 1925 Sanborn map with 611 North 26<sup>th</sup> Street highlighted in the red box.



Figure 4. View of the rear of 611 North 26<sup>th</sup> Street from the public alley.



Figure 5. View of the neighboring two-story addition at 617 North 26<sup>th</sup> Street.



Figure 6. View of the rear, two-story addition at 623 North 26<sup>th</sup> Street.



Figure 7. View of the front gabled garage, on the east side of the alley at 616 North 27<sup>th</sup> Street.



Figure 8. Shed roofed garage on the east side of the alley, 608 North 27<sup>th</sup> Street.



Figure 9. Approximate location of the new, proposed garage.



Figure 10. View of 611 North 26<sup>th</sup> Street from the public alley.