



Staff Report
City of Richmond, Virginia



Commission of Architectural Review

8. COA-117385-2022	Final Review	Meeting Date: 9/27/2022
Applicant/Petitioner	Dana Joseph	
Project Description	Construct a new second story rear addition on an existing dwelling.	
Project Location		
Address: 2613 E. Leigh St.		
Historic District: Church Hill North		
High-Level Details: <ul style="list-style-type: none"> The applicant requests permission to construct a second story rear addition on the rear of an 1870 detached frame vernacular Italianate dwelling. 		
Staff Recommendation	Approval, with Conditions	
Staff Contact	Alex Dandridge, alex.dandridge@rvagov.com , (804) 646-6569	
Previous Reviews	Staff was unable to find any past CAR reviews for this project, however located an email from 2017 that indicates the front porch decking boards may have been replaced in-kind. In-kind replacement of decking boards would not have required a COA.	
Conditions for Approval	<ul style="list-style-type: none"> The addition be clad in horizontal siding with a wider or narrower reveal than the historic wood siding, and that the final color be submitted for staff review. Final rear door design be submitted for Staff review. Rather than the proposed rear transom widow, the applicant include a window that is similar in dimension to others on the dwelling and ones found within the district. Final window schedule be submitted for administrative 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 will be subordinate in size to the main building and located in the rear.
Materials, #1, p. 47	<i>Additions should not obscure or destroy original architectural elements.</i>	<p>The proposed addition will be constructed on top of an existing rear, one-story projection, and will obscure two original second-story windows.</p> <p>The new addition's roof will be attached to the main buildings in a location that is higher than the existing eave, however will be lower than the peak of the main roof. Furthermore, the addition will be inset from the existing eastern facade, and a frieze board will be applied to the face of the building in a fashion that demarcates the profile of the dwellings original massing. Staff finds that the addition is appropriately differentiated from the main dwelling.</p> <p>The roof height of the existing, non-original, second story projection will be increased to match the height of the rear addition.</p>
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 proposed addition will be clad in vertical board and batten siding. Board and batten is not a common cladding material used in the Church Hill North OHD. <u>Staff recommends that the addition be clad in horizontal siding with a wider or narrower reveal than the historic wood siding, and that the final color be submitted for Staff review.</u></p> <p>New TPO membrane roofing will be installed on the addition and rear porch covering. Staff doesn't believe that the new roofing material will be visible from the public right-of-way.</p> <p>A second story covered deck and first floor deck are being proposed. The decks will be constructed of wood and will feature wood Richmond Rail.</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>The rear addition will feature one second-story door, and there will be a new transom window added to the existing second-story projection.</p> <p><u>Staff recommends that the final door design be submitted for staff review.</u></p> <p><u>Staff recommends that rather than the proposed rear transom window, the applicant include a window that is similar in dimension to others on the dwelling and ones found within the district.</u></p> <p><u>Staff recommends that a final window schedule be submitted for administrative review and approval.</u></p>
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Figures



Figure 1. Historic Image – 1950's



Figure 2. Existing view of rear from alley.

