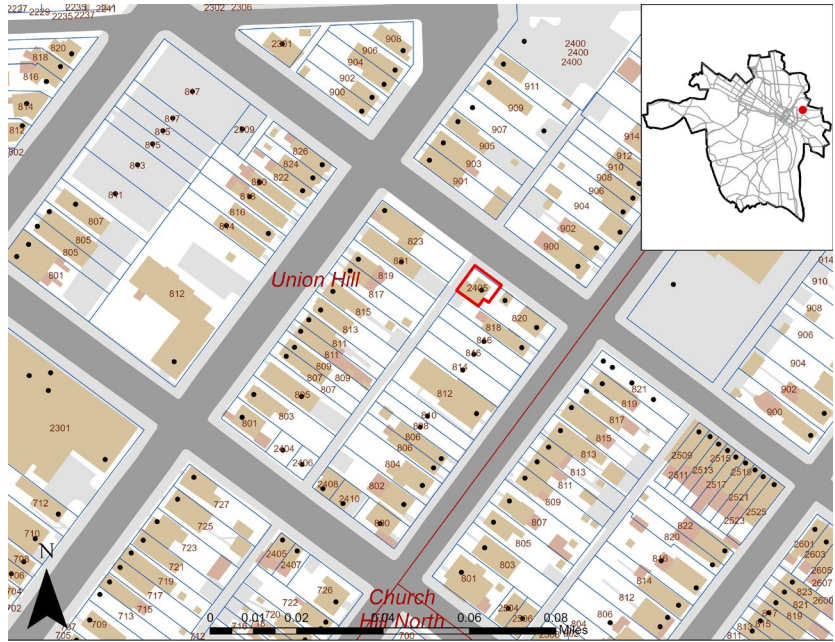




Commission of Architectural Review

9. COA-147334-2024	Final Review	Meeting Date: 5/28/2024
Applicant/Petitioner	Will Gillette	
Project Description	Construct a second-story addition onto an existing, rear one-story addition.	
Project Location		
Address: 2405 O Street		
Historic District: Union Hill		
High-Level Details:		
<ul style="list-style-type: none">• The primary dwelling is two-story Italianate, frame dwelling, circa 1910.• This project will include the renovation of the first-floor kitchen, with the addition of a new room on the second floor.• The applicant also intends to apply new siding to the entire house.• Additionally, the applicant will be replacing the porch columns.		
Staff Recommendation	Approval, with Conditions	
Staff Contact	Annie Delaroderie, anne.delaroderie@rva.gov , 804-646-6335.	
Previous Reviews	None	
Conditions for Approval	<p>Staff recommends:</p> <ul style="list-style-type: none">• that the addition be no taller than the primary dwelling.• the applicant add a small cornice board above the second-floor addition to add articulation to the secondary façade.• the applicant install larger windows to match the primary dwelling.• the applicant submit final window materials and specification to Staff for Administrative Review and Approval.• that the windows be drawn accurately on the final plans and that they remain vertically aligned.• that the applicant submit proposed paint colors for the new addition to staff for Administrative Review and Approval.• the applicant submit final material specifications for the new porch posts to staff for Administrative Review and Approval.	

Staff Analysis

Guideline Reference	Reference Text	Analysis
Standards For New Construction, page 46.	<i>All new residential and commercial construction, whether in the form of additions or entire buildings should be compatible with the historic features that characterize the setting and context. To protect the context of the surrounding historic district, new construction should reference the materials, features, size, scale, proportions, and massing of the existing historic buildings in its setting.</i>	The proposed addition will be compatible with the historic building and with other buildings in the neighborhood. The addition will be built, directly above the existing, one-story addition and the house's footprint will not change. The addition will increase the square footage of the house, but will not detract from the façade.
Standards For New Construction: Siting #1, page 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 extant addition is set back from the façade and is located along the rear portion of the house's northwest elevation. The location and size of the proposed addition will keep the addition subordinate to the primary dwelling. <u>Staff recommends that the addition be no taller than the primary dwelling.</u>
Standards For New Construction: Form #1, page 46.	<i>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.</i>	In the surrounding blocks, there are two or three bay, two-story dwellings. 2405 O Street is two stories with three bays. The extant addition is one-story with two bays. The new two-story addition will be two-stories with two bays. The primary building has a flat roof, while the existing one-story, side addition has a side-gabled roof. The new two-story addition will have a flat roof, to align with the house's main roof. <u>Staff recommends that the applicant add a small cornice board above the second-floor addition to add articulation to the secondary façade.</u>
Standards For New Construction: Materials & Colors #1, page 47.	<i>Additions should not obscure or destroy original architectural elements.</i>	The side gabled roof is being removed from the one-story addition. While the historic photograph in the Assessor Card is not completely clear, it appears that the one-story addition historically had a shed roof. As part of this project, the second-floor window on the west elevation will be removed. In place of this window will be a doorway to the new second-floor room. Although the window will be removed, a new, similar six-over-six double hung window will be added to the west elevation of the second-floor of the addition.
Standards For New Construction: Materials & Colors #2, page 47.	<i>Materials used in new residential construction should be visually compatible with original materials used throughout the district.</i>	This dwelling historically had wooden siding. According to the Assessor Card, the house was clad in aluminum siding in 1969. The assessor card also notes that the house previously had novelty siding, which was likely an asphalt shingle cladding, before the application of aluminum siding. As part of this project, the applicant plans

		<p>to re-clad the entire dwelling and the new addition in cementitious lap siding. The majority of properties surrounding this dwelling were built as 2-story wooden dwellings. Over time, many of the dwellings have been re-clad with aluminum siding.</p> <p>According to the applicant, the owner does not think there is any intact original wood siding beneath the current aluminum and vinyl siding. Historic documentation indicates that this building originally had wooden siding, but has had different cladding materials over the years, including novelty, aluminum, and vinyl. Since there may not be any intact, historic siding, staff finds that fiber cement siding will be an appropriate substitute material, since it resembles the appearance of the original material.</p>
<p>New Construction: Doors and Windows #1, page 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. Wide, horizontal so-called 'picture windows' on new additions are strongly discouraged.</i></p>	<p>The historic dwelling has two, six-over-six double hung windows on the first story and three, six-over-six double hung windows on the second story of the façade. The entry door is a paneled door with a decorative window in the upper portion. The extant one-story addition has a paneled door with a fan light and a four-over-four double hung window on the north elevation that is shorter and narrower than the historic windows on the dwelling. A window on the west elevation of the one-story addition is a six-over-six double hung window that is shorter and narrower than the historic windows on the dwelling. For the proposed addition, the applicant plans to install a small, six-over-six double hung window in the location of the extant four-over-four double hung window on the first story and two, aligned, six-over-six double hung windows of similar size on the second story of the addition. <u>Staff recommends that the applicant install larger windows to match the primary dwelling. Staff recommends that the applicant submit final window materials and specification to Staff for Administrative Review and Approval.</u> The original plans submitted for this project included a transom window on the rear, south elevation of the second-floor addition. The applicant has revised the plans and removed the rear, second floor window since it is close to the property line and was not permitted to be a full-size window.</p> <p>Staff noticed that the first-story window on the addition was drawn very close to the edge of the wall. In reality, the window is centered between the end of the wall and the door of the addition. The applicant has confirmed that the project does not include changing the placement of window openings, and final plans will be adjusted for this discrepancy. <u>Staff recommends that the windows</u></p>

		<u>be drawn accurately on the final plans and that they are still vertically aligned.</u>
Standards For New Construction: Materials & Colors #3, page 47.	<i>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>	Staff recommends that the applicant submit <u>proposed paint colors for the new addition to staff for Administrative Review and Approval.</u>
Building Elements: Porches, Entrances and Doors, page 71.	<p><i>1. Elements that are damaged or loose should be repaired to match the detail of the existing original fabric.</i></p> <p><i>3. Whenever possible repair and partial replacement of a porch is preferable to complete replacement.</i></p> <p><i>5. The entire porch should only be replaced if it is too deteriorated to repair or is completely missing; replacements should match the original as much as possible.</i></p>	As part of this project, the applicant proposes to replace the wrought-iron porch columns with six-inch white posts. A photograph on an old assessor card dating to the 1950s shows the front porch had thin wooden posts with decorative brackets below the roofline. In this case, replacing the non-historic metal columns with wooden posts will be returning to a simplified version of the photographically documented porch. <u>Staff recommends the applicant submit final material specifications for the new porch posts.</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. View of the façade, north elevation of 2405 O Street.



Figure 2. View of the west and north elevations of 2405 O Street.



Figure 3. View of the north elevation of the one-story addition.



Figure 4. View of the west elevation, from the public alley.



Figure 5. View of the rear, south elevation, from the public alley.



Figure 6. View of the non-historic porch posts.

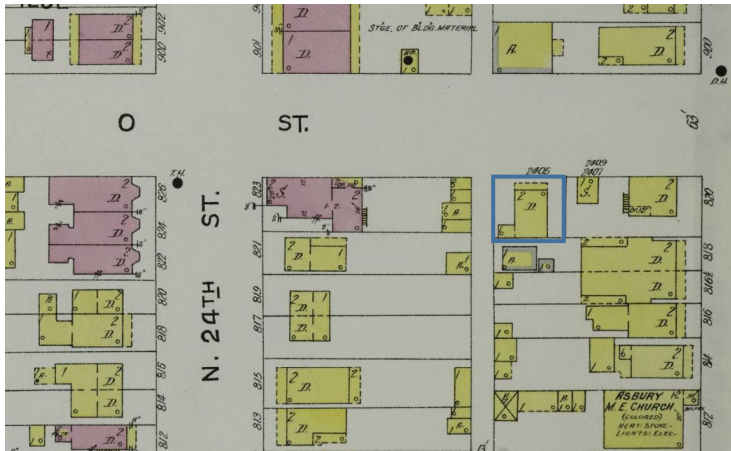


Figure 7. 1925 Sanborn map of 2405 O Street.



Figure 8. Historic photograph of 2405 O Street with wooden porch posts and potentially shingle siding.