

**1. COA-079726-2020**

PUBLIC HEARING DATE

October 27, 2020

PROPERTY ADDRESS

316 North 25<sup>th</sup> Street

DISTRICT

St. John's Church

APPLICANT

J. & R. Pool

STAFF CONTACT

C. Jeffries

# Commission of Architectural Review

## STAFF REPORT

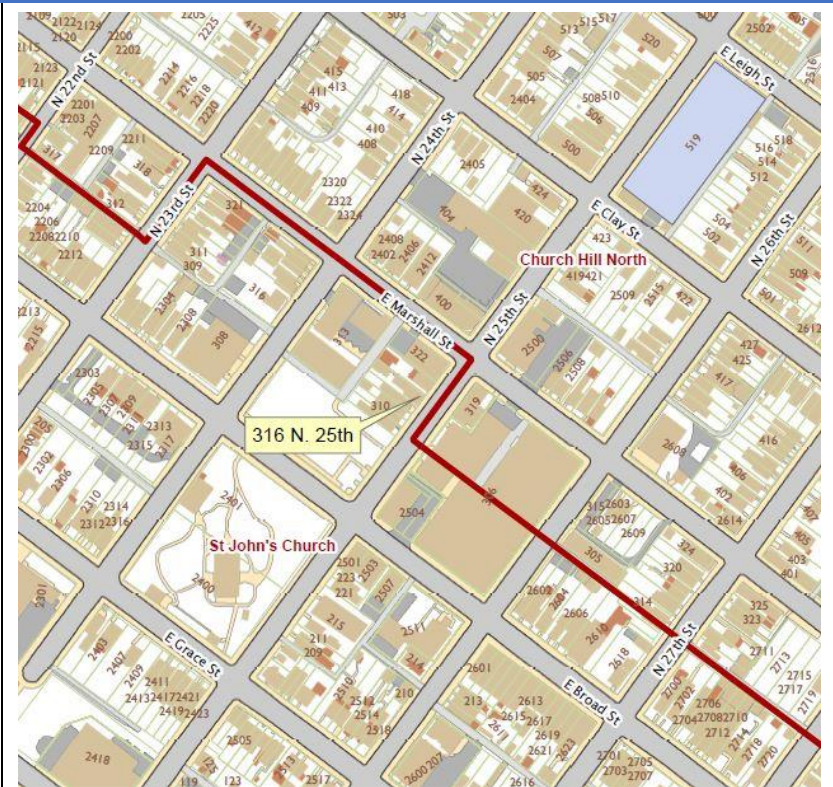


**PROJECT DESCRIPTION**

**Construct a second-story, rear addition and extend porch; alter doors and fenestration.**

**PROJECT DETAILS**

- The applicant requests approval to make alterations to the rear of a two-story brick residence in the St. John's Church City Old and Historic District.
- The applicant is proposing a small addition and expansion of the rear porch. The new areas will be constructed atop an existing one-story mass. The new addition will be stucco with wood windows.
- A number of changes to openings on the side and rear elevations are also proposed including converting existing openings, creating new windows, and infilling a window.
- The front door will also be replaced in-kind with a mahogany door.



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STAFF RECOMMENDATION

**APPROVE WITH CONDITIONS**

**PREVIOUS REVIEWS**

None.

**STAFF RECOMMENDED CONDITIONS**

- The infill brick in the window on the south elevation be inset.
- The existing brick arch and jambs of the kitchen door be retained, the infill brick below the sill be inset and the new window be of a contemporary design.
- The extension of the one-story section be parged or finished with stucco to match the second story addition.
- The visible windows on the addition be of a contemporary design, and window specifications be submitted to staff for administrative review and approval.
- Final door specifications be submitted for administrative approval.

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## STAFF ANALYSIS

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Windows #8, pg. 69	<i>The number, location, size or glazing pattern of windows should not be changed by cutting new openings, blocking out windows or by installing replacement sash that do not fit the original window. Changes to existing windows or the addition of new windows along a secondary elevation will be considered by the Commission on a case-by-case basis.</i>	<p>The applicant is proposing a number of changes to openings on the side and rear of the property. The Guidelines state that changes to openings will be considered on a case-by-case basis. Staff finds that the majority of the proposed changes will be minimally visible from the public right of way. <u>Staff recommends the infill brick in the window on the south elevation be inset to maintain the appearance of the existing opening.</u> Staff also finds that the new window openings on this elevation will be minimally visible.</p> <p>The plans indicate that an existing door at the rear will be converted to a window. Staff finds that this opening is visible from the alley and <u>recommends the existing brick arch and jambs be retained, the infill brick below the sill be inset and the new window be of a contemporary design.</u> Staff recommends approval of the <u>proposed window to door conversion, as it is minimally visible.</u></p>
Standards for New Construction, 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 is smaller than the existing building and is located in the rear.
Standards for New Construction, Form #1, 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>	The proposed addition uses a building form compatible with the building and district.
Standards for New Construction, Materials & Colors, pg. 47	<i>1. Additions should not obscure or destroy original architectural elements. 2. Materials used in new residential construction should be visually compatible with original materials used throughout the district. 3. Paint colors for new additions should complement the historically</i>	The construction of the addition will require the removal of windows and walls on the rear elevation. Staff notes that the existing stucco addition appears to be a later alteration. The proposed materials are consistent with the existing building. However, CMU block is not a material typically permitted within City Old and Historic Districts and <u>staff recommends the extension of the one-story section be parged or finished with stucco to match the second story addition.</u>
Standards for Rehabilitation #10, pg. 59	<i>While it is acceptable to use salvaged materials as in-kind replacement, adding features or salvaged architectural elements that suggest an inaccurate or</i>	The plans indicate that the new windows on the addition will match the design of the existing building. As this would confuse the understanding of the evolution of the building,

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*undocumented sequence of construction should be avoided because this confuses our understanding of the evolution of Richmond's historic built environment.*

staff recommends the visible windows on the addition be of a contemporary design, and window specifications be submitted to staff for administrative review and approval.

Standards for Rehabilitation #6, pg. 59

*Retain original entrances and porches including doors, frames, fanlights, sidelights, steps, balustrades, pilasters, entablatures, columns and decorative features.*

The application states that the front door will be replaced in-kind with a new mahogany door. Photographic evidence indicates that the existing door is not the historic door and a half-light door was present in this opening in the past. Staff recommends approval of the proposed door, noting that the installation of a half-light door would also be appropriate. Staff further recommends the final door specifications be submitted for administrative approval.

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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.

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**FIGURES**



*Figure 1. View of side elevation from North 26th Street*



*Figure 2. View of rear from alley.*



*Figure 3. Front door, 1981*