

**5. COA-045748-2018**

PUBLIC HEARING DATE

December 18, 2018

PROPERTY ADDRESS

206 N 32<sup>nd</sup> Street

DISTRICT

St. John's Church

Commission of  
Architectural Review

STAFF REPORT



APPLICANT

B. & R. Noland

STAFF CONTACT

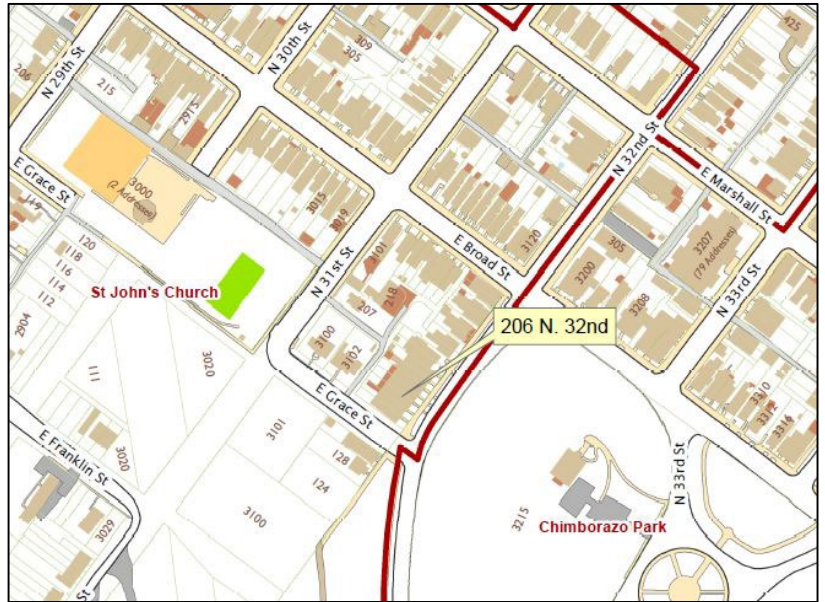
Chelsea Jeffries

**PROJECT DESCRIPTION**

**Alteration and addition to rear of house.**

**PROJECT DETAILS**

- The applicant requests approval of the construction of additions to the rear of a 2 ½ story brick row house on the end of 32<sup>nd</sup> Street across from Chimborazo Park.
- The existing home is a 2 ½ story brick row house built ca. 1888.
- The applicant proposes to modify the existing rear elevation by adding three small projections. The third story addition will include glazing on the side and rear and will open to a small balcony above the existing second story. The two-story additions on will be on the rear and side elevations with aluminum clad wood windows and shiplap siding.



The City of Richmond assumes no liability either for any errors, omissions, or inaccuracies in the information provided regardless of the cause of such or for any decision made, action taken, or action not taken by the user in reliance upon any maps or information provided herein.

**STAFF RECOMMENDATION**

**APPROVE WITH CONDITIONS**

**PREVIOUS REVIEWS**

The Commission conceptually reviewed the proposal November 27, 2018. The Commission voiced concerns regarding the loss of historic fabric on the rear addition. The applicant has revised the plans and is proposing shiplap siding with mitered corners rather than the beadboard and trim previously proposed. It appears that the size of the additions on the rear have also been reduced.

**STAFF RECOMMENDED CONDITIONS**

- The new third story addition be reduced in width to better reflect the historic window design.
- Colors be submitted for administrative review and approval.

---

## STAFF ANALYSIS

---

Standards for Rehabilitation #6-7, pg. 5	<i>Deteriorated historic features shall be repaired rather than replaced. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.</i>	The applicant is proposing to clean and repair the damaged stucco on the rear of the building. The stucco should be cleaned using the gentlest means possible and repaired in accordance with Preservation Brief 22.
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 additions are subordinate to the main structure and located at the rear. The three small additions are minor and will be located on secondary elevations.
Materials #1, pg. 47	<i>Additions should not obscure or destroy original architectural elements.</i>	<p>The proposed addition will obscure the existing side and rear elevation of the rear portion of the building, however these are secondary elevations. Though dimensions were not provided for conceptual review, it appears that the two-story additions have been reduced, allowing more of the historic structure to remain visible.</p> <p>Staff finds that the proposed third story balcony will destroy a character-defining feature of the building, the small dormer window. <u>Staff recommends that the new third story addition be reduced in width to better reflect the historic window design.</u></p>
Materials #2, pg. 47	<i>Materials used in new residential construction should be visually compatible with original materials used throughout the district.</i>	<p>The materials are visually compatible and differentiated from the historic materials. <u>Proposed colors should be submitted to staff for administrative review and approval.</u></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.

---

IMAGES

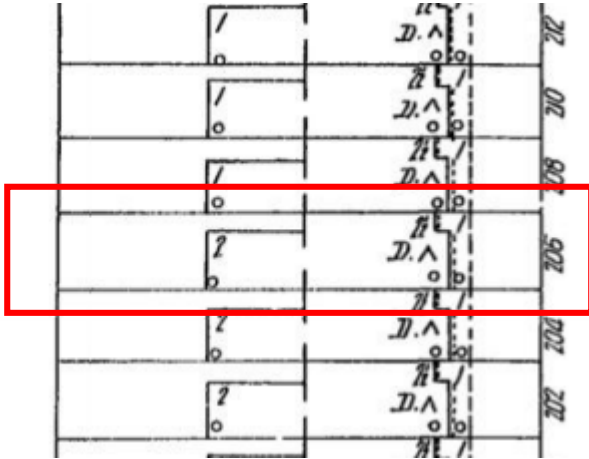


Figure 1. 1905 Sanborn Map



Figure 2. Facade of main building.



Figure 3. View of home from rear.



Figure 4. View of home rear alley.