



**Staff Report**  
**City of Richmond, Virginia**



**Commission of Architectural Review**

COA-098248-2021	<b>Final Review</b> <b>Meeting Date: 9/28/2021</b>
<b>Applicant/Petitioner</b>	Kelly Marchal
<b>Project Description</b>	Demolition of a rear porch and construct a 2-story side addition.
<b>Project Location</b>	
<b>Address: 308 W. Clay St.</b>	
<b>Historic District: Jackson Ward</b>	
<b>High-Level Details:</b> <ul style="list-style-type: none"> <li>The applicant proposes altering the rear of a 1870s masonry Italianate house.</li> <li>The applicant plans to demolish a rear, two-story, covered porch and construct a new two-story addition with a slightly larger foot print.</li> <li>The applicant proposes to demolish a non-original small rear addition and covered porch, and construct a one-story rear addition with a balcony with a slightly larger foot print.</li> <li>The new additions will be contemporary in design with vertically aligned windows and minimal architectural detailing.</li> </ul>	
<b>Staff Recommendation</b>	<b>Approval, with Conditions</b>
<b>Staff Contact</b>	Alex Dandridge, <a href="mailto:alex.dandridge@rva.gov">alex.dandridge@rva.gov</a> , (804) 646-6569
<b>Previous Reviews</b>	None.
<b>Conditions for Approval</b>	<ul style="list-style-type: none"> <li>Staff recommends that the two-story rear addition's western wall align with the footprint of the original rear porch, and then be inset slightly for portions beyond that, in order to reference the original massing of the existing porch.</li> <li>Staff recommends that larger casement windows be utilized in-place of the proposed transoms on the second-floor rear elevation to have a form that is more in-keeping with the district.</li> <li>Staff recommends that a final window schedule be submitted to staff for review and approval.</li> </ul>

## 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 rear additions 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>In order to construct the new two-story, rear addition, the applicant proposes to remove the remaining portions of a deteriorated, original two-story rear covered porch which is utilitarian in design. There appears to have been several alterations to the original rear porch, including railings and the enclosure of a portion. <u>Staff recommends that the two-story rear addition's western wall align with the footprint of the original rear porch, and then be inset slightly for portions beyond that, in order to reference the original massing of the existing porch.</u></p> <p>To construct the new one-story rear addition and balcony, the applicant proposes to remove a non-original, frame, one-story rear addition and covered second-story porch. Staff supports the removal of the non-original, frame 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>	The new addition is proposed to be clad in horizontal hardiplank boards that will be painted white. The new railing on the one-story rear addition will have a simple black metal and cable railing, and all windows will be casements windows. These materials are a simple design and compatible with the district, and with the contemporary design of the addition.

<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 two-story rear addition will have transom windows, and the first floor will have large casement windows. <u>Staff recommends that larger casement windows be utilized in-place of the proposed transoms on the second-floor rear elevation to have a form that is more in-keeping with the district.</u></p> <p>There are additional transoms proposed for the side elevation of the new one-story addition, <u>staff recommends a window more in-keeping with the district be submitted to staff for review and approval.</u></p> <p><u>Staff recommends that a final window schedule be submitted to staff for review and approval.</u></p>
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## Figures

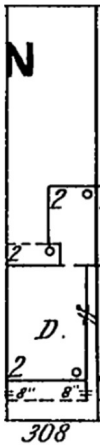


Figure 1. 1924-1925 Sanborn Map



Figure 2. Current façade photo.



Figure 3. Historic photo from Assessor's office.



Figure 4. Existing rear of the house.



Figure 5. Rear double porch.



Figure 6. Functional issues with rear porch.