

**6. COA-081541-2020**

PUBLIC HEARING DATE

November 24, 2020

PROPERTY ADDRESS

1630 Pope Avenue

DISTRICT

Hermitage Road

APPLICANT

G. & N. Shifflett

STAFF CONTACT

C. Jeffries

# Commission of Architectural Review

## STAFF REPORT



**PROJECT DESCRIPTION**

**Demolish existing rear deck and construct a new rear addition, deck, and pool house.**

**PROJECT DETAILS**

- The applicant requests approval to make alterations to the rear of a two-and-one-half-story brick Colonial Revival home built ca. 1926 in the Hermitage Road City Old and Historic District.
- Changes to the rear of the home include:
  - Remove a wood deck and replace it with a partially enclosed porch and deck.
  - Re-side an existing second story addition with board and batten siding.
  - Convert an existing window to a door, with a new entry porch.
- A new outbuilding is also planned. The footprint of the building will be approximately 26' by 36'. It will be mostly open with a small storage area with a fireplace and chimney on one side, clad in board and batten siding. The roof will be standing seam metal.



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STAFF RECOMMENDATION

**APPROVE WITH CONDITIONS**

**PREVIOUS REVIEWS**

Staff recently approved a new in-ground pool at the property, as it will not be visible from the public right of way and will be screened by a fence.

**STAFF RECOMMENDED CONDITIONS**

- The new door fit between the existing window jambs and the lintel be maintained. The new siding on the existing porch enclosure be smooth, unbeaded lap siding.
- The porch roof terminate at the enclosed area and not extend past the north elevation of the existing building.
- Smooth, unbeaded lap siding be used on the pool house.
- All materials specifications for the outbuilding and house be submitted for administrative approval prior to the issuance of a building permit.

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## STAFF ANALYSIS

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| Windows #8,<br>pg. 69                   | <i>8. 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>  | Staff finds that the proposed change to the rear window are minimally visible from the public right of way due to an existing fence and trees. <u>Staff recommends the new door fit between the existing window jambs and the lintel be maintained.</u>  |
| Standards for Rehabilitation #2, pg. 59 | <i>2. Retain original wood features such as cornices, brackets, window and doorway surrounds, sashes and doors. Maintain the historic reveal or exposure of the siding and trim, as it is an important character-defining feature.</i>  | Staff finds that the proposed board and batten siding on the existing rear addition is not an in-kind replacement and is not consistent with the surrounding district. As the Guidelines recommend retaining existing wood features or replacing them in kind, <u>staff recommends the new siding on the existing porch enclosure be smooth, unbeaded lap siding.</u>  |
| Substitute Materials, pg. 60            | <i>The use of fiber cement siding products as a substitute for original wood trim and siding on historic structures is discouraged. Fiber cement siding is often thinner than wood siding, providing a narrower profile that makes the wall appear flat. Fiber cement siding should reveal a smooth surface, rather than a faux "wood grain".</i>   |  |
| New Construction, Decks #2, pg. 51      | <i>2. Decks should complement the architectural features of the main structure without creating a false historical appearance. Decks should be painted or stained a neutral color that complements one or more of the colors found on the main structure.</i>   | The plans indicate that a portion of the new rear porch will extend past the northern elevation of the existing building. Though there is a privacy fence screening this section of the residence, staff finds that the proposed porch will be visible from the public right of way. The Guidelines recommend additions be as inconspicuous as possible. In addition, the Guidelines state that decks should not create a false historical appearance. Staff finds that the detailing and siting of the proposed porch are not consistent with these guidelines and <u>recommends the porch roof that extends past the north elevation of the existing building be eliminated from the design and the roof terminate at the enclosed area.</u> |
| New Construction, Siting #1, pg. 52     | <i>1. 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>   |  |
| New Construction, Outbuildings, pg. 51  | <i>1. Outbuildings, including garages, sheds, gazebos and other auxiliary structures, should be compatible with the design of the primary building on the site, including roof slope and materials selection.<br/>2. Newly constructed outbuildings such as detached garages or tool sheds should respect the siting, massing, roof profiles, materials and colors of existing outbuildings in the neighborhood.<br/>3. New outbuildings should be smaller than</i> | Staff finds that the proposed outbuilding is generally consistent with the Guidelines for outbuildings as it is smaller than the main structure, and located at the rear.  |

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*the main residence and be located to the rear and/or side of the property to emphasize that they are secondary structures.*

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Standards for New Construction, Materials & Colors #2, pg. 53

*Materials used in new construction should be visually compatible with original materials used throughout the surrounding neighborhood.*

Staff finds that the proposed vertical board and batten siding on the outbuilding is not consistent with the main building or the district and recommends smooth, unbeaded lap siding be used.

Staff notes that materials for the posts and trim were not indicated on the plans, and recommends all materials specifications for the outbuilding and house be submitted for administrative approval prior to the issuance of a building permit.

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Porches, Entrances & Doors #13, pg. 71

*Porch enclosures to aid in energy conservation are only appropriate on secondary elevations. Solid materials are not recommended for use in enclosure projects since they can radically alter the historic appearance of a porch. Glass enclosures which reveal decorative porch elements are strongly preferred.*

Staff finds that the proposed window system on the rear porch enclosure is consistent with the Guidelines for porch enclosures.

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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.

FIGURES



Figure 1. 1630 Pope, façade



Figure 2. View of rear from Pope Avenue



Figure 3. View of north side from Hermitage Road.



Figure 4. View southwest of the location of the proposed porch extension.