



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



**Commission of Architectural Review**

5. COA-119143-2022	<b>Final Review</b>	<b>Meeting Date: 11/22/2022</b>
<b>Applicant/Petitioner</b>	Sarah Blackburn	
<b>Project Description</b>	Create new window openings, and construct a new one-story rear addition.	
<b>Project Location</b>		
<b>Address: 605 N. 21<sup>ST</sup> Street</b>		
<b>Historic District: Union Hill</b>		
<b>High-Level Details:</b>  The applicant proposes to add additional window openings and a rear addition onto a Greek Revival frame dwelling ca. 1853.  The rear addition will be minimally visible from the alley.  New windows being proposed are of various dimensions.		
<b>Staff Recommendation</b>	<b>Partial Approval</b>	
<b>Staff Contact</b>	Alex Dandridge, <a href="mailto:alex.dandridge@rvagov.com">alex.dandridge@rvagov.com</a> , (804) 646-6569	
<b>Previous Reviews</b>	The Commission reviewed and approved various exterior alterations and a new rear ADU between 2015 and 2020. More recently, Staff administratively reviewed the installation of fiber cement siding on the rear and side elevations of the building and new wood siding on the front façade.	
<b>Conditions for Approval</b>	<b>Staff is recommending denial of:</b> <ul style="list-style-type: none"> <li>• Denial of the transom window closest to the street on the northern elevation</li> <li>• Denial of the proposed first floor front bay window on the southern elevation</li> </ul> <b>Staff is recommending approval of:</b> <ul style="list-style-type: none"> <li>• Approval of a new window on the east side of the chimney on the north elevation with the condition that it be a full sized window that matches the historic dimensions of windows found on the dwelling rather than the proposed transom</li> <li>• Approval of a new window on the the rear second story</li> <li>• Approval of the new rear addition</li> </ul>	

	<ul style="list-style-type: none"> <li>Approval of the proposed window opening on the second story of the southern façade with the condition that it be a full size window.</li> </ul>
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## Staff Analysis

Guideline Reference	Reference Text	Analysis
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 will be subordinate in size to the main building and located in the rear. Staff believes the new addition will be minimally visible. Staff was able to locate an un-dated image that demonstrates that the rear has undergone significant alterations over the years. Staff supports the proposed addition.
Standards for New Construction, Materials, #1, p. 47	<i>Additions should not obscure or destroy original architectural elements.</i>	The proposed addition will not obscure any character defining architectural details.
Standards for New Construction, Materials, #2, p. 47	<i>Materials used in new residential construction should be visually compatible with original materials used throughout the district.</i>	<p>The proposed addition will be clad in horizontal siding, matching the primary dwelling, and will have a standing seam metal roof painted SW 0008, Cajun Red, to match the main roof.</p> <p>While a general condition is that new horizontal siding have a differing reveal than the existing, staff believes that this addition will be minimally visible.</p>
New Construction - Doors and Windows, pg. 49	<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 applicant is proposing 5 new window openings: two on the north elevation, two on the south elevation, and one on the rear elevation. A rear first-floor sliding glass door is also proposed to be enlarged.</p> <p>In general, the fenestration patterns in Union Hill do not include many windows on secondary elevations; however, when there are windows on side elevations they are not in the first bays, but setback on the side façades and are often stacked and vertically aligned.</p> <p>The two windows proposed for the northern elevation of the building will be awning style</p>

		<p>transom windows on either side of the existing chimney. Transom windows are not common in Union Hill, and are not compatible with the vernacular, Greek Revival style of the dwelling. <u>Staff recommends denial of the transom window closest to the street on the first bay of the northern elevation,</u> finding that it is highly visible.</p> <p><u>Staff recommends approval of a new window opening on the east side of the chimney, but with the condition that it be a full-sized window that matches the historic dimensions of windows found on the dwelling.</u></p> <p>On the southern elevation, there is a new window proposed for the first floor's front bay, and another, second-story window set further back on the elevation. <u>Staff recommends denial of the first floor southern elevation window,</u> as it is highly visible and not in-keeping with fenestration pattern in the district; being located in the first bay.</p> <p><u>Staff supports the proposed window opening on the second story of the southern façade, as it is set back farther from the street, however with the condition that it be a full size window.</u></p> <p>On the rear façade, a non-original sliding glass door opening will be enlarged. This is a non-original opening and will be minimally visible. A new window opening on the second floor will match the existing g second story window opening. <u>Staff recommends approval of the alterations to the rear of the dwelling,</u> as they are minimally visible and the rear has been substantially altered over time.</p>
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## Figures



Figure 1. Rear elevation with varying projections and roof slopes. Date unknown. Image demonstrates that the current configuration on the rear elevation is not the historic.



Figure 1. View of rear from alley.





2. *Front Facade*