



Staff Report
City of Richmond, Virginia



Commission of Architectural Review

6. COA-117377-2022	Final Review	Meeting Date: 9/27/2022
Applicant/Petitioner	Joseph Yates	
Project Description	Construct a new two-story rear addition.	
Project Location		
Address: 516 N. 26 th Street		
Historic District: Church Hill North		
High-Level Details: <ul style="list-style-type: none"> The applicant requests approval to rehabilitate the exterior of a circa 1920 frame dwelling and to construct a two story rear addition. Exterior rehabilitation includes removing existing vinyl siding, and posts, and restoring/replacing in-kind with wood posts and wood siding. Fiber cement siding will be installed on minimally visible elevations. Vinyl windows will be removed and replaced with aluminum clad wood windows. Damaged/deteriorated wooden elements such as the cornice, molding, trim, and sills will be repaired/ replaced in-kind. The applicant proposes to remove a deteriorated, one-story projection from the rear and to construct a two-story rear addition and covered porch. The addition will be as tall as the existing dwelling, and will have a gable roof form, cementitious siding, and aluminum clad wood windows. 		
Staff Recommendation	Approval, with Conditions	
Staff Contact	Alex Dandridge, (804) 646-6569, alex.dandridge@rva.gov	
Previous Reviews	<p>The Commission conceptually reviewed this application at the July 2022 meeting. Overall, the Commission believed that the proposed design of the rear addition was more ornate in design the existing front façade. Specifically, the Commission recommended that the plans be revised in the following ways prior the final review:</p> <ul style="list-style-type: none"> The rear addition be inset from the wall plane of the main, historic portion of the dwelling 	

	<ul style="list-style-type: none"> • The brick support piers of the proposed rear covered porch be adjusted to better align with the porch's columns. • The window design of the rear addition be adjusted to include a simplified window design, such as a 1/1 or 2/2 pane configuration. • The roof form of the rear addition, specifically the gable face and vent be reworked to be more in-keeping with historic design within the district.
Staff Recommendations	<ul style="list-style-type: none"> • Windows on the proposed addition feature a more simple pane configuration, rather than the proposed 6 pane windows. <p>For the rehabilitation of the front façade, staff recommends the following:</p> <ul style="list-style-type: none"> • The new windows be wood or aluminum clad wood and fit within the original window openings based on physical or photographic evidence. • New bracket design be based on photographic or physical evidence, or match the historic bracket designs found on similar styles of architecture from the same period, final design specifications submitted to staff for review and approval. • The existing non-original front door and sidelight be removed in a way that does not damage the original door frame/opening, and the new double door be installed within the original door opening, final design to match historic evidence and be submitted to staff for review and approval. • New composite wood decking be installed perpendicular to the face of the building and be tongue and groove to match the profile of historic decking boards used in the district. • Any replacement wood siding match the existing in design and reveal. • New siding material and color be submitted to staff for administrative review and approval • New standing-seam metal roof material and color be submitted to Staff administrative review and approval.

Staff Analysis

Guideline Reference	Reference Text	Analysis
Siting #1, pg. 46	<i>Additions should be subordinate in size to other main buildings and as inconspicuous as possible. Locating additions at the rear or on the least visible side of a building is preferred.</i>	<p>The applicant has revised the plans since the conceptual review so that the new rear addition and the historic section of the dwelling are separated by an approximately 12" wide 6" inset on the southern elevation.</p> <p>This inset is not planned for the northern elevation, as it will likely not be visible from the right-of-way.</p> <p>To make room for the addition, a rear, "L-shaped" one story portion of the dwelling will be demolished. The applicant's report states that the existing rear one-story portion of the dwelling is in disrepair, and most of its interior and exterior historic fabric has been removed.</p> <p>City Assessor's records indicate that there was a fire in the late 1970's that condemned the dwelling, and it was gutted and boarded up until the mid-1980's when the fire damaged areas were repaired. It is unclear from the assessor's record which portion of the dwelling was impacted by the fire, but this evidence would confirm that substantial alterations to the historic fabric of the dwelling have already been undertaken.</p> <p>Based on the 1924-1925 Sanborn Maps, Staff was able to determine that the rear one-story portion of the dwelling is likely original, and that the shorter portion of the this "L-shaped" projection was an open porch, but enclosed sometime after 1950.</p> <p>During the conceptual review, the Commission advised the applicant to provide more information on the existing conditions of the rear one-story portion of the dwelling including existing elevations. The applicant has submitted a structural inspection that states that this portion of the dwelling is in disrepair, and would not be able to support the</p>

		<p>additional weight of a second-story addition without significant repair. The report recommends that the footings of the addition be resized to support the new addition. Due to physical site constraints, this repair would be difficult.</p> <p>The new addition would be approximately 10 feet longer than the existing rear projection, and will be lower in height than the historic portion of the dwelling. With the new addition, the dwelling be approximately 60' in length, not including the 12' deep rear covered porch.</p> <p>The new construction located to the south at 514 N 26th Street, and the historic dwelling located at 512 N. 26th Street are both approximately 60' in length. Staff finds that there is precedent on the subject block for the proposed length of the dwelling with the new addition.</p>
Materials, #1, p. 47	<i>Additions should not obscure or destroy original architectural elements.</i>	<p>The proposed addition will obscure the original second-story, rear façade of the existing dwelling.</p> <p>The addition will not affect the front façade of the dwelling. The applicant is proposing to rehabilitate the front façade to match the historic image from the 1950's which shows many of the original architectural elements which are no longer present such as a decorative cornice, brackets, double door at the primary entrance, 2/2 windows, and sawn pickets.</p>
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 exterior rehabilitation of the front façade will include the removal of all vinyl siding and columns and the installation of wood siding and wooden posts. Side elevation will be re-clad with cementitious siding, and the new addition will be clad in cementitious siding.</p> <p>The front door will be replaced with a new wood and glass door, and all vinyl windows will be replaced with aluminum clad wood windows.</p> <p>The front porch stairs and decking boards will be replaced with composite wood. Photos submitted to staff demonstrate that the existing front porch decking boards are in</p>

		<p>poor condition and are not original to the dwelling.</p> <p>The front porch railing is proposed to be removed and replaced with a simple aluminum rail. Based on photographic documentation, the original railing was removed by a previous owner, years ago.</p> <p><u>For the rehabilitation of the front façade, staff recommends the following:</u></p> <ul style="list-style-type: none"> - <u>The new windows be wood or aluminum clad wood and fit within the original window openings based on physical or photographic evidence.</u> - <u>New bracket design be based on photographic or physical evidence, or match the design of historic bracket design found on similar styles of architecture from the same period. final design specification submitted to staff for review and approval.</u> - <u>The existing non-original front door and sidelight be removed in a way that does not damage the original door frame/opening, and the new double door be installed within the original door opening. final design to match historic evidence or percent and submitted to staff for review and approval.</u> - <u>New composite wood decking be installed perpendicular to the face of the building and be tongue and grove to match the profile of historic decking boards used in the district.</u> - <u>Any replacement wood siding match the existing in design and reveal.</u> - <u>New siding material and color be submitted to staff for administrative review and approval</u> - <u>New standing-seam metal roof material and color be submitted to Staff administrative review and approval.</u>
New Construction – Doors and Windows, pg. 49	<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>	A new window opening will be added to the south elevation of the dwelling. This window will be smaller than the existing, original opening on the dwelling. Staff Believes that this window will be minimally visible.

	<i>The architectural appearance of original windows should be used as models for new windows.</i>	<p>The applicant is proposing casement windows of varying sizes on the rear addition. Staff notes that these windows are not similar in appearance to the dimension of the original window styles seen throughout the district, however no original windows are left on the dwelling. <u>Staff recommends that the windows on the proposed addition feature a more simple pane configuration, rather than the proposed 6 pane windows.</u></p> <p>A Skylight is being proposed on roof of the proposed rear covered porch. As proposed, the skylight is located on the alley facing side of the hipped roof.</p>
New Construction - Form, pg. 46 #3	<i>New residential construction and additions should incorporate human-scale elements such as cornices, porches and front steps into their design.</i>	<p>Staff finds that the proposed addition uses human-scale elements such as a rear covered porch and does not alter the current human-scale elements of the main building. Aluminum railings and PVC columns will be used as materials for the rear porch.</p>
Height, Width, Proportion, and Massing, pg. 47 #1-3	<ol style="list-style-type: none"> <i>1. New residential construction should respect the typical height of surrounding residential buildings.</i> <i>2. New designs that call for wide massing should look to the project's local district for precedent.</i> <i>3. The cornice height should be compatible with that of adjacent historic buildings.</i> 	<p>Staff finds the height of the addition to be respectful of the typical height of surrounding residential buildings.</p>
Porches, Doors, and Entrances, Typical Porch and Door Types, pg. 100	<i>Full-Width, One-Story Porches Full-width, one-story porches are typical in City Old and Historic Districts. Columns and decorative details vary according to style.</i>	<p>During the Conceptual Review, the Commission asked that the applicant consider swapping the double square columns with singular square columns in order to simplify the overall design of the rear addition and to better relate to historic precedent.</p> <p>The plans have been revised to climate one set of the paired square posts, but keeping the other sets on the edges of the porch, and flanking the rear stairs.</p> <p>While paired columns on front porches are not common on porches in the district, staff finds that reduction of one pair of columns does help simplify the overall design of the rear addition.</p> <p>Since the conceptual review, the applicant has revised the plans so that the paired columns</p>

		are more aligned with the brick support piers underneath.
Standards for Site Improvements; pg. 77	5. Mature trees contribute to the character of Old and Historic Districts, provide visual interest, reduce the negative impacts of parking areas and ease the effects of temperature and wind conditions. Every effort should be made to preserve and maintain them.	Staff notes that there appear to be a few large trees in the rear yard of the property that will be impacted by the new addition. The applicant has confirmed that they are in communication with the neighboring properties regarding tree removal.

Figures



Figure 1. Façade photo



Figure 2. Photo approx. 1954

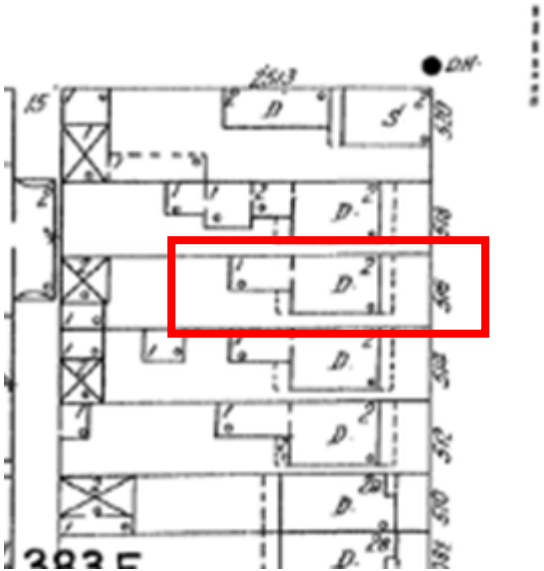


Figure 3. 1924-1925 Sanborn map



Figure 4. Rear yard as seen from the alley.



Figure 5. Rear yard as seen from Leigh Street.

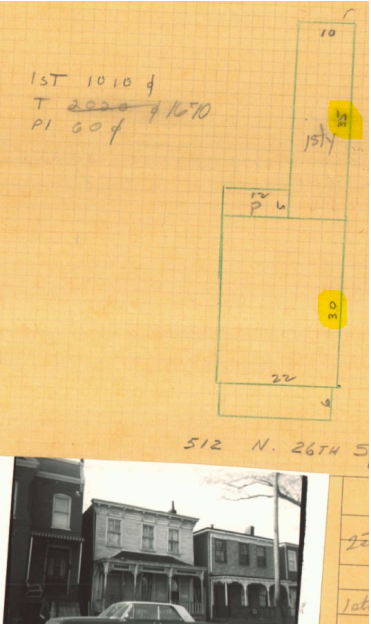


Figure 6. 512 N. 26th – precedent for 65' length. Addition added pre district designation.

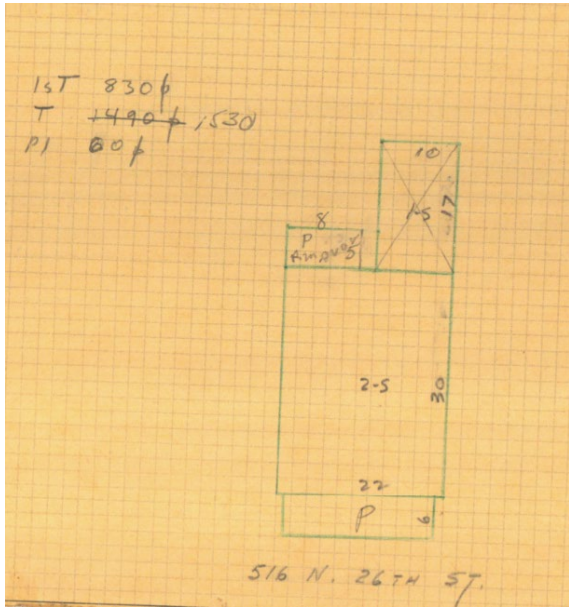


Figure 7. Assessor's Card drawing



Figure 8. Existing, non-original front porch decking boards.