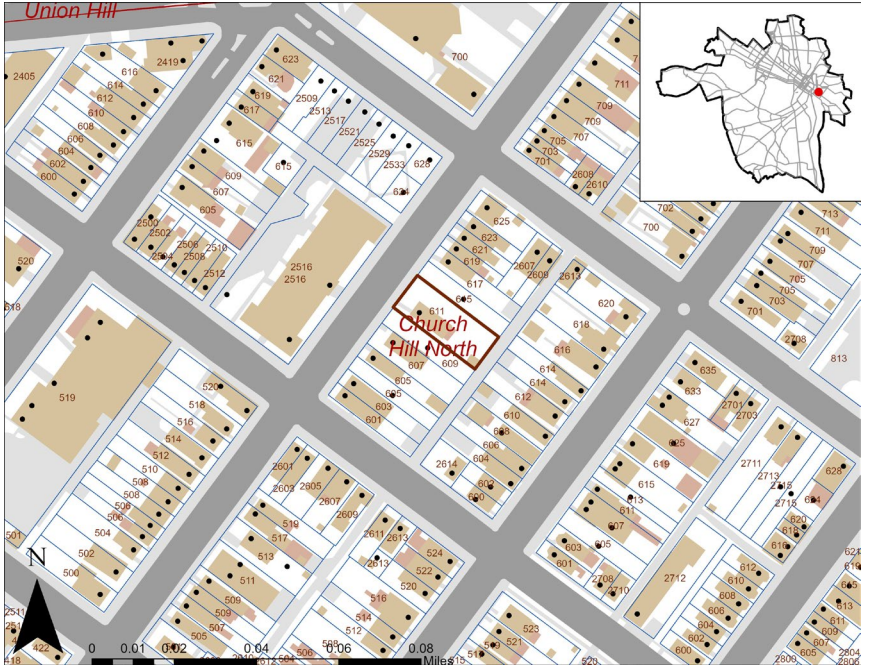




**Staff Report**  
**City of Richmond, Virginia**

**Commission of Architectural Review**

1. COA-160011-2025	Final Review	Meeting Date: 1/28/2025
Applicant/Petitioner	Matthew Jarreau	
Project Description	Revise a previously approved COA; specifically revisions to the proposed addition's dimensions and fenestration pattern.	
Project Location		
Address: 611 North 26 <sup>th</sup> Street		
Historic District: Church Hill North		
High-Level Details:  The applicant proposes revisions to a previously approved COA. The revisions include changes to the footprint of the proposed rear addition, alterations to the rear additions fenestration, and alterations to the rear Garage's/ADU's fenestration.		
Staff Recommendation	Approval, with Conditions	
Staff Contact	Alex Dandridge, <a href="mailto:alex.dandridge@rva.gov">alex.dandridge@rva.gov</a> , 804-646-6569	
Previous Reviews	<p>This application was approved by the Commission at the January 2024 meeting. The applicant has not yet completed the project and is requesting revisions to the exterior of the proposed rear addition.</p> <p>The plans for this project were presented for Conceptual Review at the December 2023 Commission meeting. Members of the Commission thought the design is compatible with the existing building. One commissioner asked if the roof of the addition could be lower than it was proposed in the plans. The current set of plans includes a larger rear addition, and the proposed garage is the same as presented in May 2022. The applicant took the commissioner's comments into consideration and revised the plans.</p> <p>The applicant presented plans for a two-story addition and a detached garage for Conceptual Review at the March 2022 Commission meeting. The proposed addition was planned to be 32 feet by 18 feet. Staff requested additional information on the existing rear one-story addition. Staff recommended the lap siding on the rear addition should be differentiated from original dwelling in width. Staff requested information on the window patterns and asked the applicant to consider modifying the windows to better match the rest of the building.</p> <p>The applicant submitted updated plans for the addition, which were presented at the May 2022 Commission meeting. The applicant revised the</p>	

	plans and made the windows the same size. Staff recommended lap siding on the proposed addition and garage be smooth, without a bead. As part of the May 2022 submission, the applicant provided documentation from a structural engineer regarding the current state of the portion of the building to be demolished. Per the report, the floor framing, foundation, and footing need to be repaired or replaced. The Commission determined that demolishing the rear projection is acceptable in this case.
Staff Recommendations	<p><i>Staff Recommends approval of the application, with the condition that all other previous conditions issued with the original approval still be adhered to. Those conditions are listed below:</i></p> <ul style="list-style-type: none"> <li>• that the building be constructed true to the plan so that it is lower than the primary building.</li> <li>• that the lap siding on the rear addition have a different reveal than the lap siding on the original dwelling.</li> <li>• final door materials and colors be submitted to Staff for administrative review and approval.</li> <li>• final color selection for the new garage be submitted for Administrative Review and approval.</li> <li>• hardscaping north of the new garage should have materials compatible the district including concrete, brick, or granite pavers.</li> <li>• that the final design and material specifications for the proposed fence be submitted to staff for administrative review and approval.</li> <li>• that the demolition of the one-story addition and excavation for the new addition and basement should be done in the most sensitive way possible, to minimize any impacts to the historic dwelling.</li> <li>• the applicant should apply for the demolition permit and the building permit concurrently.</li> <li>• The decorative cornice proposed for the new addition's North 26<sup>th</sup> Street façade either be identical to the existing building's cornice, or be a simplified design, details provided on the final building plans.</li> </ul>

## Staff Analysis

Guideline Reference	Reference Text	Analysis
Standards For New Construction: Siting, page 46.	<p><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></p>	<p>The applicant is proposing a large addition on the rear of the dwelling. A portion of the addition will be offset from the main dwelling and set back from the public right of way. The addition as proposed will double the size of the house's total square footage. Currently, the house has 1,586 square feet. With the new addition, the house will have 3,492 square feet. The new addition will not be highly visible from 26<sup>th</sup> Street due to large trees north and south of the house. The addition will cover the historic section of the second floor, that is currently seen from the rear alley. While this addition is not subordinate in size to the primary building, the addition's location, traditional design, and minimal visibility from North 26<sup>th</sup> Street, because of the deep setback and large trees, has a diminished impact.</p> <p>As part of this project, the applicant plans to remove the one-story rear addition. The applicant stated that the extant rear addition needs to be removed due to structural problems below the addition. According to</p>

		<p>Sanborn maps, there has been a 1-story addition in this location since 1905.</p> <p>The applicant is also proposing to construct a new garage with a loft and half bathroom on the second floor. The plans for the garage are the same as were presented in May 2022. This garage will be visible from the public alley and will only be visible from North 26<sup>th</sup> Street if the large trees are removed.</p> <p>The applicant is requesting approval to extend the rear addition by 2'8" on the rear. <u>Staff recommends approval of this revision, as it will not substantially alter the design that was previously approved by the Commission.</u></p>
New Construction: Doors and Windows, page 49.	<p><i>1. The size, proportion, and spacing patterns of door and window openings on a new addition should follow patterns established by the original building. Windows on most commercial and residential properties throughout Old and Historic Districts have a vertical orientation. Wide, horizontal so-called "picture windows" on new additions are strongly discouraged.</i></p>	<p>The applicant requests changes to the rear addition's fenestration as well as the rear garage/ADU.</p> <p>The fenestration of the south elevation of the addition will be altered. As approved originally, the windows on this elevation were single and paired vertically aligned windows, having one window at the basement level.</p> <p>The applicant requests to revise the fenestration to remove the paired windows and have only single vertically aligned windows, and three single windows on the basement level.</p> <p>Staff recommends approval of the revised fenestration, as single, vertically aligned windows are in-keeping with historic fenestration patterns throughout the district, and the revisions don't substantially alter the design of the addition previously approved by the Commission.</p>
New Construction: Doors and Windows, page 49.	<p><i>2. The architectural appearance of original windows should be used as models for new windows. Changes in the sash, depth or reveal, muntin configuration, frame or glazing is strongly discouraged. New glass should be clear without reflective coatings, to be compatible with original glass.</i></p>	<p>One new window on the north side of the addition is planned to be a little shorter than the rest of the windows. Overall, the rest of the windows, appear to be the same width and size as the historic windows.</p> <p>Windows are proposed to be clad wood and will feature simulated divided lights. These materials are appropriate.</p> <p><u>Staff recommends final door materials and colors 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.*



## Figures



Figure 1. Front façade of 611 North 26<sup>th</sup> Street.



Figure 2. Historic rear garage at 611 North 26<sup>th</sup> Street.

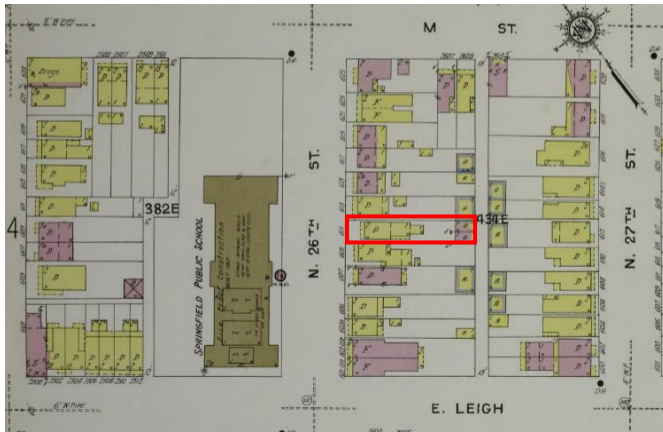


Figure 3. 1925 Sanborn map with 611 North 26<sup>th</sup> Street highlighted in the red box.



Figure 4. View of the rear of 611 North 26<sup>th</sup> Street from the public alley.





Figure 5. View of the neighboring two-story addition at 617 North 26<sup>th</sup> Street.



Figure 6. View of the rear, two-story addition at 623 North 26<sup>th</sup> Street.



Figure 7. View of the front gabled garage, on the east side of the alley at 616 North 27<sup>th</sup> Street.



Figure 8. Shed roofed garage on the east side of the alley, 608 North 27<sup>th</sup> Street.



Figure 9. Approximate location of the new, proposed garage.



Figure 10. View of 611 North 26<sup>th</sup> Street from the public alley.