



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



**Commission of Architectural Review**

6. COA-153782-2024	Final Review	Meeting Date: 9/24/2024
Applicant/Petitioner	John Cronly	
Project Description	Construct a third story rear addition.	
Project Location		
Address: 6 North Arthur Ashe Boulevard		
Historic District: Boulevard		
<p><b>High-Level Details:</b></p> <p>The applicant requests approval to construct a third story rear addition on a 2 ½ story detached row house built circa 1920. The house has a tiled, clipped gable roof with one hipped dormer window and a covered one-story porch with square columns. The main roof behind the front gable is flat.</p> <p>The addition will “bump-out” the rear of the front gable on the third story and the flat portion of the rear roof will be used as a rooftop deck enclosed with a simple railing.</p> <p>The addition will not be visible from Arthur Ashe Boulevard and will be minimally visible from the rear alley.</p>		
Staff Recommendation		
Staff Contact	Alex Dandridge, alex.dandridge@rva.gov, (804) 646-6569	
Previous Reviews	None.	
Conditions for Approval	<ul style="list-style-type: none"> <li>• Staff recommends that the proposed cornice details on the sides and rear of the building be removed from the design, and that no new decorative trim or molding be added to the exterior of the building.</li> <li>• Staff recommends that any new electrical or mechanical equipment be located adjacent to a secondary elevation and be screened from view of the street and alley.</li> </ul>	

## Staff Analysis

Guideline Reference	Reference Text	Analysis
Standards for New Construction, Siting, pg. 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 addition will be a small “bump-out” off the rear of the third story clipped gable roof and will be subordinate in size to the original portion of the building.</p> <p>In addition, the location of the new addition off the rear is the most inconspicuous location for an addition on the building. It will not be visible from North Arthur Ashe Boulevard and will only be minimally visible from the rear alley.</p>
Standards for New Construction, Form, pg. 46	<p><i>3. New residential construction and additions should incorporate human-scale elements such as cornices, porches, and front steps into their design. In Richmond, porches were historically an integral part of residential design and provide much of the street-level architectural character of Richmond’s historic districts.</i></p>	<p>The new addition will not be visible from the primary street; however, it will include a rooftop deck off the rear of the addition. The deck will be enclosed by a simple railing design.</p> <p>Based on the drawings submitted to staff, it appears that there will be a new decorative cornice feature added to the rear and sides of the existing building. Staff finds that the rear addition and related work should be kept as simple in design as possible to not detract from the character of the building. <u>Staff recommends that the proposed cornice details on the sides and rear of the building be removed from the design, and that no new decorative trim or molding be added to the exterior of the building.</u></p>
Standards for New Construction, Materials & Colors, pg. 47	<p><i>1. Additions should not obscure or destroy original architectural elements.</i></p> <p><i>2. Materials used in new residential construction should be visually compatible with original materials used throughout the district.</i></p> <p><i>3. Paint colors for new additions should complement the historically appropriate colors used on the primary structure. Paint colors used should be like the historically appropriate colors already found in the district (see Painting Section starting on page 60).</i></p> <p><i>5. Rooftop mechanical equipment should be located as discretely as possible to limit visibility. In addition, appropriate screening should be provided to conceal equipment from view. When rooftop railings are required for seating areas or for safe access to mechanical equipment, the railings should be as unobtrusive as possible, in order to minimize their appearance and visual impact on the surrounding district</i></p>	<p>The addition will be constructed in a location that will not obscure or damage any character defining features of the building.</p> <p>The primary materials will be Buckingham Slate siding and a bronze-colored standing seam metal roof. While the façade of the building has a Spanish tile roof, staff finds that slate and standing seam metal are common materials used throughout the Boulevard City Old and Historic District.</p> <p>Deck boards and railings will be a composite material. The decking will not be visible, and the railings will be a simple design with square pickets and a flat-topped drink rail as a top banister. Staff supports the simple design of the railings.</p> <p><u>Staff recommends that any new electrical or mechanical equipment be located adjacent to a secondary elevation and be screened from view of the street and alley.</u></p>

Standards for New Construction, Doors & Windows, pg. 49

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.

3. The size, proportion, and spacing patterns of doors and window openings on free standing, new construction should be compatible with patterns established within the district.

The addition will have windows and doors across the rear elevation. This will consist of a row of three casement windows flanked on either side by single pane glass doors. This is not a common fenestration pattern found within the district; however, these windows and doors will be minimally visible from the alley as the addition will be set far back from the alley and at a height that is not very visible.

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. Façade, 2019, CoR Assessor



Figure 2. View from rear alley.



Figure 3. View from rear alley.



Figure 4. View from rear alley.



Figure 5. Arial view of clipped gable and rear flat roof.

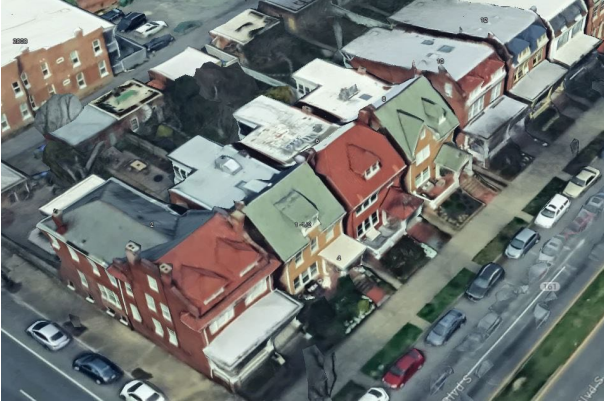


Figure 6. Arial view of clipped gable and rear flat roof.

