



Staff Report
City of Richmond, Virginia



Commission of Architectural Review

4. COA-144511-2024	Final Review	Meeting Date: 3/26/2024
Applicant/Petitioner	Debbie Hunter	
Project Description	Construct a one story, rear sunroom.	
Project Location		
Address: 2707 East Clay Street		
Historic District: Church Hill North		
<p>High-Level Details:</p> <p>The applicant proposes to construct a sunroom on the rear of a frame vernacular, Italianate building circa 1880.</p> <p>The sunroom will surround an existing one-story addition and will have a shed roof.</p>		
Staff Recommendation	Approval, with Conditions	
Staff Contact	Alex Dandridge, alex.dandridge@rva.gov, (804) 646-6569	
Previous Reviews	None	
Conditions for Approval	<ul style="list-style-type: none"> • Any minor, subsequent changes required by zoning be submitted to staff for administrative review and approval. • The new sunroom addition be clad in a smooth, unbeaded, fiber cement lap siding with a different reveal than what will be installed on the rest of the house or be clad in fiber cement panels. Final siding material specification to be submitted to staff for administrative review and approval. • The new standing seam roof specifications be submitted to staff for administrative review and approval. • The windows be a material that is consistent with the guidelines such as wood or aluminum clad wood. Final material specifications submitted to staff for administrative review and approval. 	

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 sunroom addition will be in an inconspicuous location at the rear of the building. The L-shaped, sunroom will wrap the existing one-story addition and will be 15' wide. It will project 6' from the rear of the existing addition, and 17' from rear of the building.</p>
Standards for New Construction, Form, pg. 46	<p><i>1. New construction should use a building form compatible with that found elsewhere in the historic district. Building form refers to the specific combination of massing, size, symmetry, proportions, projections and roof shapes that lend identity to a building. Form is greatly influenced by the architectural style of a given structure.</i></p>	<p>The sunroom will have an "L" shaped-form and have a shed-style roof. Staff finds this form to be compatible with other one-story rear projections in the district.</p>
Standards for New Construction, Height, Width, Proportion & Massing, pg. 47	<p><i>1. New residential construction should respect the typical height of surrounding residential buildings.</i></p> <p><i>2. New residential construction should respect the vertical orientation typical of other residential properties in surrounding historic districts. New designs that call for wide massing should look to the project's local district for precedent. For example, full-block-long row house compositions are rare in Richmond. New residential buildings that occupy more than one third of a block face should still employ bays as an organizational device, but the new building should read as a single piece of architecture.</i></p>	<p>Staff finds that the new sunroom will respect the height of surrounding residential buildings. It will be 12' in height, the same height as the existing rear addition, and will connect to the rear of the building below the second-story windows.</p>
Standards for Materials & Colors, Form, 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>The sunroom will wrap the existing one-story addition and obscure it from view. Staff finds that the existing one-story addition is minimally visible from the public right-of-way and doesn't feature any significant detailing. The sunroom addition will not detrimentally impact the scale of the building.</p> <p>The sunroom will be clad in fiber cement lap siding and the roof will be standing seam metal, matching the existing roof of the one-story projection. The sunroom will be painted red with beige trim, the same color that is proposed for the remainder of the building. Staff finds this color to be in-keeping with the Italianate color palate.</p> <p>To better differentiate the new sunroom from the existing building, <u>Staff recommends that the new sunroom addition be clad in a fiber cement lap siding with a different reveal that what will be installed on the rest of</u></p>

	<p>4. Vinyl, asphalt, and aluminum siding are not permitted for use in City Old and Historic Districts. Other synthetic siding materials with a smooth, untextured finish may be allowed in limited cases, but approval by the Commission is always required.</p>	<p><u>the house or be clad in fiber cement panels. Final siding material specification to be submitted to staff for administrative review and approval.</u></p> <p>The existing roof on the one-story building appears to be a coated metal with two skylights. A new black, standing seam metal roof will be installed on the one-story addition and over the new sunroom. <u>Staff recommends that the new standing seam roof specifications be submitted to staff for administrative review and approval.</u></p> <p>The sunroom will feature large windows. The applicant has stated that the windows will be vinyl with exterior wood trim to match the existing windows. <u>Staff recommends that the windows be a material that is consistent with the guidelines such as wood or aluminum clad wood. Final material specifications submitted to staff for administrative review and approval.</u></p>
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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. View from rear alley of 2707 East Clay Street. Rear one-story projection is minimally visible.

Figure 2. Façade of 2707 East Clay Street.



Figure 3. 1925 Sanborn Map showing rear one-story projection on 2707 East Clay Street.

