



Staff Report
City of Richmond, Virginia



Commission of Architectural Review

2. COA-126436-2023	Final Review	Meeting Date: 3/28/2023
Applicant/Petitioner	Rick Lugg	
Project Description	Construct a new 2-story, rear addition and a new 2-story rear garage.	
Project Location		
Address: 608 N. 27 th Street		
Historic District: Church Hill North		
High-Level Details: <p>The applicant proposes to enclose a rear two-story covered porch on a frame dwelling ca. 2016.</p> <p>The enclosure will be approximately 20 feet in length, and 8' in depth on both floors.</p> <p>The enclosure will only be visible from the alley.</p>		
Staff Recommendation	Approval, with Conditions	
Staff Contact	Alex Dandridge, alex.dandridge@rva.gov , 804-646-6569	
Previous Reviews	The Commission approved the construction of 608 N. 27 th Street at the June 2015 meeting.	
Conditions for Approval	<ul style="list-style-type: none"> • HardiPlank siding on proposed enclosure be smooth and without a bead. • Final window specification be submitted for 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</i>	The addition will be 20 feet in length and 8 feet in depth on both floors. It will be

	<i>additions at the rear or on the least visible side of a building is preferred.</i>	subordinate in size to the main building and located at the rear.
Materials, #1-2, p. 47	<p><i>Additions should not obscure or destroy original architectural elements.</i></p> <p><i>Materials used in new residential construction should be visually compatible with original materials used throughout the district.</i></p>	<p>The addition will not obscure or destroy and original architectural elements of the building.</p> <p>The plans submitted indicate that the enclosure will be clad in HardiPlank siding to match the main building, and the new windows and doors will be wood clad.</p> <p><u>Staff recommends that the HardiPlank siding be smooth and without a bead. Staff recommends that final window specification be submitted for administrative review and approval.</u></p>
New Construction – Doors and Windows, #1, 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. 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 placement of the windows on the rear enclosure are appropriately aligned vertically and horizontally. The configuration resembles the placement of the existing windows on the rear.</p> <p>The windows will be 32 x 60 inches which is compatible with windows found on the existing building and in the district.</p>
New Construction – Doors and Windows, #2, pg. 49	<p><i>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 class.</i></p>	<p>The windows will be 2/2 double-hung windows which match the other windows on the building.</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. 608 N. 27 Front Facade



Figure 2. 608 N. 27th Rear

