



Staff Report
City of Richmond, Virginia



Commission of Architectural Review

7. COA-119138-2022	Final Review	Meeting Date: 10/25/2022
Applicant/Petitioner	Bruce Shirley	
Project Description	Construct a one-story addition to an existing rear, one-story, brick garage.	
Project Location		
Address: 1630 Pope Ave.		
Historic District: Hermitage Road		
<p>High-Level Details: The applicant requests approval of an addition to an existing, one-story rear garage of a two-and-one-half-story brick Colonial Revival home built ca. 1926 in the Hermitage Road City Old and Historic District.</p> <p>The existing carriage house is brick, and has a stepped parapet wall. The proposed addition will feature large window walls, will be wrapped in metal, and will also have a stepped parapet wall.</p> <p>There will be a small wooden deck constructed on the western elevation.</p>		
Staff Recommendation		
Staff Contact	Alex Dandridge, alex.dandridge@rvagov.com , (804) 646-6569	
Previous Reviews	The Commission reviewed several exterior alterations at this property in 2020 including a porch enclosure, new rear deck, and a pool house.	
Conditions for Approval	<ul style="list-style-type: none"> • Staff recommends that the northern façade be inset from the side of the existing northern wall plane. • Staff recommends that the addition be clad in a material more common and compatible with the district, final material specification be submitted for administrative approval • Staff recommends that the large storefront windows be simplified with less divided panes, or be revised to be a window design that better resembles fenestration patterns found within the district. • Staff recommends that a final window schedule be 	

	<p>submitted for administrative approval.</p> <ul style="list-style-type: none"> • Staff recommends that the windows and doors on the existing garage be retained and repaired as needed.
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Staff Analysis

Guideline Reference	Reference Text	Analysis
<p>Secretary to the Interior's Standards for Rehabilitation #9</p>	<p>New additions, exterior alterations or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale and architectural features to protect the historic integrity of the property and its environment.</p>	<p>The addition will be rectangular in form and will feature a stepped parapet wall, which references the existing garage.</p> <p>The northern elevation will be clad in brick and will be minimally visible from the public right-of-way.</p> <p>Staff has concerns over how the proposed commercial windows and aluminum cladding will impact the integrity of the overall site and environment which is residential in character.</p> <p>In 2020, the Commission approved a new sunroom enclosure, deck and pool house on the subject site that included appropriate architectural elements and materials for the district such as a simple folding glass wall system for the sunroom enclosure and horizontal lap siding on a new pool house and porch enclosure.</p>
<p>Siting #1, pg. 46</p>	<p><i>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 proposed addition will be subordinate in size to the main building and located in the rear.</p>
<p>Materials, # 1, 2, 4, p. 47</p>	<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>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</i></p>	<p>An existing rear elevation drawing was not provided in the application, however staff believes that the addition will not obscure any original, character defining elements.</p> <p>The addition will be completely wrapped in aluminum, with the exception of the northern elevation.</p> <p>Staff finds that the use of an aluminum wrap as a cladding material is not common in the Hermitage Road Historic District, or on the subject site, with the exception of the metal</p>

	<p><i>approval by the Commission is always required.</i></p>	<p>coping on the parapet wall of the existing garage. Wood, stucco, and brick are common materials found in the district. <u>Staff recommends that the addition be clad in a material more common and compatible with the district. final material specification be submitted for administrative approval.</u></p>
<p>New Construction – Doors and Windows, pg. 49</p>	<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.</i></p> <p><i>The architectural appearance of original windows should be used as models for new windows.</i></p>	<p>The proposed addition will be contemporary in design with large storefront windows that cover a majority of the visible wall space. This window configuration doesn't resemble the fenestration patterns found in the district which is residential in nature, but rather resembles that of a commercial district. <u>Staff recommends that the large storefront windows be simplified with less divided panes, or be revised to be a window design that better resembles fenestration patterns found within the district.</u></p> <p><u>Staff recommends that a final window schedule be submitted for administrative approval.</u></p> <p>No information was provided on the treatment of the windows and doors on the existing garage. <u>Staff recommends that the windows and doors on the existing garage be retained and repaired as needed.</u></p>

Figures



Figure 1. View of rear yard and existing garage from Hermitage Road.

Figure 2. View of rear yard and existing garage from Hermitage Road.

