



Commission of Architectural Review

#5 COA-170384-2025	Final Review	Meeting Date: 8/26/2025
Applicant/Petitioner	Matson Roberts, Jr.	
Project Description	Construct a new brick addition to the rear of the property	
Project Location		
Address: 4101 Hermitage Road		
Historic District: Hermitage Road		
<p>High-Level Details:</p> <p>The applicant requests approval to construct a rear addition onto a two-story, seven bay, Italian Renaissance style building c. 1925.</p> <p>The proposed rear addition will be located off the rear of the building on the first floor. It will be clad in brick, feature groupings of windows, and a decorative stucco accent above the windows, a feature present on the existing building.</p> <p>In addition, the applicant proposes to alter a masonry opening on secondary elevations of the building and to extend the existing patio.</p>		
Staff Recommendation	Approval, with Conditions	
Staff Contact	Alex Dandridge, Alex.Dandridge@RVA.gov, (804)646-6569	
Previous Reviews	None.	
Staff Recommendations	<ul style="list-style-type: none"> • Windows be wood or aluminum clad wood and have simulated divided lights, final window specification submitted for administrative approval. • Final exterior door specifications be submitted for administrative review and approval. • The new addition be differentiated from the existing building. Means of differentiation may include, inseting the north and south elevation walls of the addition slightly from the existing building or the inclusion of an inset course of brick between the new addition and the existing building on the north and north and south elevations. 	

Staff Analysis

Guideline Reference	Reference Text	Analysis
Standards for New Construction, Residential, Siting, pg. 46	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.	<p>The Hermitage Road National Register of Historic Places Nomination describes the property as “a two-story, seven-bay, Italian Renaissance style building clad in brick and stucco. It has a rectangular plan and a hipped, slate roof with three interior-end chimneys”.</p> <p>The proposed addition will be located off the rear of the building and be subordinate in size. This is an inconspicuous location.</p> <p>One double door, transom, and basement window will be obscured by the new addition but will be retained on the interior.</p>
Standards for New Construction, Residential, 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><i>2. New residential construction should maintain the existing human scale of nearby historic residential construction in the district.</i></p> <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 proposed addition will be one-story and have a square form. It will feature a flat roof and a parapet wall. This form is in-keeping with the forms of other one-story projections on the building. Staff finds the form compatible with the existing building.</p> <p>The existing human scale of the building will be maintained with the new addition. There will be large windows, doors, and a new slate patio. It should be noted that this addition is far from any public right-of-way and not immediately visible from the street or sidewalk.</p>
Standards for New Construction, Residential, Height, Width, Proportion & Massing, pg. 47	<i>1. New residential construction should respect the typical height of surrounding residential buildings.</i>	The proposed addition will be the same height (approx. 15ft from grade) as the existing one-story projection it will be attached to. Staff finds the height compatible with the existing building and surrounding district.
Standards for New Construction, Residential, 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>The proposed addition will cover an original double door, transom, and basement window; however, according to the plans, these openings will be retained on the interior.</p> <p>The new addition will be clad in brick with stucco accents above the windows. The plans state that the brick and mortar used will match the existing as closely as possible. The existing building has</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 similar to the historically appropriate colors already found in the district (see Painting Section starting on page 60).</i></p>	<p>traditional red brick and tan-colored mortar set in an English Brick Bond.</p>
<p>Standards for New Construction, Doors and Windows, pg. 49</p>	<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><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><i>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.</i></p>	<p>On each elevation the addition will feature large casement windows with transoms and divided lights separated by pilasters. This design will be like the fenestration found elsewhere on the building and is compatible with the overall building style.</p> <p><u>Staff recommends that the windows be wood or aluminum clad wood and have simulated divided lights, final window specification submitted for administrative approval.</u></p>
<p>Building Elements, Windows, Windows Replacement and/or Reconstruction, pg. 69</p>	<p><i>8. The number, location, size or glazing pattern of windows should not be changed by cutting new openings, blocking out windows or by installing replacement sash that do not fit the original window. Changes to existing windows or the addition of new windows along a secondary elevation will be considered by the Commission on a case-by-case basis.</i></p>	<p>The applicant proposes to alter several masonry openings on the existing building.</p> <p>One original exterior door on the east elevation (rear) will be removed, and the masonry opening will be enlarged to allow for the installation of a new double French door.</p> <p>On the north elevation. Two smaller windows will be removed and the blank wall in between the two windows will be completely removed.</p> <p>Historic documentation suggests that there have already been alterations to this portion of the north elevation, as an original exterior door was removed from this wall in the 1980s an infilled with brick.</p> <p>Staff recommends approval of these proposed alterations, as they are on secondary elevations, and nothing particularly character defining will be removed.</p>

		<u>Staff recommends that final exterior door specifications be submitted for administrative review and approval.</u>
SOI's Standards for Rehabilitation, pg. 5	<i>9. 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.</i>	<p>The proposed addition will be compatible with the overall massing, scale, and size of the building; however, will also mimic the design of other features on the existing building, including grouping of French doors/casements windows with decorative pilasters and rectangular stucco accents.</p> <p>The exterior alterations on the north elevation including the removal of a portion of the wall on the first floor, installation of a new door and window assembly, and installation of a stucco accent will introduce elements not original to that elevation of the existing building.</p> <p>While the design of the new addition and the alterations to the north elevation match existing materials and designs on the existing building, the Guidelines and the SOI Standards suggest that there should be a level of differentiation of the addition and alterations from the historic portions of the building.</p> <p><u>Staff recommends that the new addition be differentiated from the existing building. Means of differentiation may include, inseting the north and south elevation walls of the addition slightly from the existing building or the inclusion of an inset course of brick between the new addition and the existing building on the north and north and south elevations.</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. 4101 Hermitage Road, Façade



Figure 2. 4101 Hermitage Road, 1950s



Figure 3. 4101 Hermitage Road, view from Bellevue Avenue, August 2025.



Figure 4. 4101 Hermitage Road, view from Pope Avenue, August 2025.

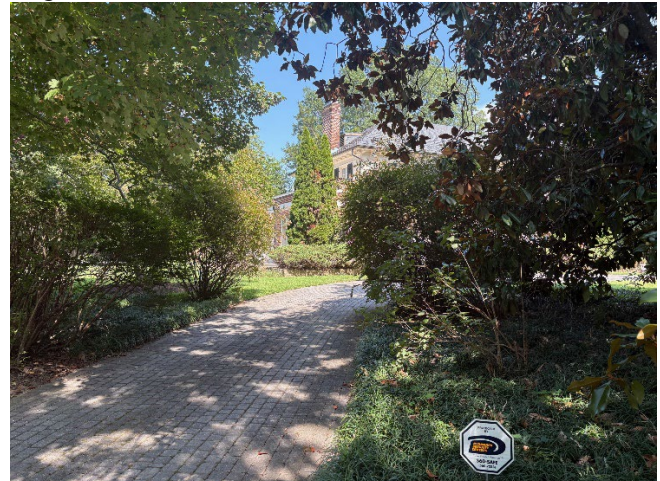


Figure 5. 4101 Hermitage Road, view of rear yard from Pope Avenue, August 2025



Figure 6. 4101 Hermitage Road, view of rear yard from Pope Avenue, August 2025

