

Anita Garcia-Stein  
109 N. 29<sup>th</sup> St.  
Richmond, VA 23223

March 21, 2017

By e-mail: Marianne.Pitts@richmondgov.com  
Commission of Architectural Review  
Department of Planning and Development Review  
City of Richmond, VA  
Attention: Marianne G. Pitts, Secretary

101 North 29<sup>th</sup> Street

Ladies and Gentlemen:

Please vote "NO" on the proposed addition and rehabilitation of 101 North 29<sup>th</sup> Street. The addition would make the building a monstrosity in a neighborhood of small scale residences. It would resemble a commercial rather than a residential structure. It would impair the historic integrity of the neighborhood. It would ruin the light and views for the backyards of my property and the property's adjacent neighbors. It would leave no space for open air or soil or ground water drainage. It would wreck the alley which is now a great thoroughfare for trash collection, leisurely walks and drop off of our garden soil and mulches.

Please encourage the developer to repair the unsightly rear of the property in a way that harmonizes with and respects the neighbors' properties.

Thank you for your attention.

Anita Garcia-Stein

**From:** [Matt Jarreau](#)  
**To:** [Pitts, Marianne G. - PDR](#)  
**Cc:** [Jon Ondrak](#)  
**Subject:** 101 N 29th St CAR Application  
**Date:** Friday, March 24, 2017 7:56:54 AM

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Marianne, hey I hope you are doing well this am and had a good week. Come up to Church Hill for the Irish Fest this weekend its family friendly and a good time for sure!

I just wanted to make sure you knew that myself and Casey White and John Humphries have reviewed the CAR application attached and are in full support of the plans. We welcome this addition to the street scape on the block and hope its successful and received well by staff. Please let us know what else we can do to help him get this approved. Thanks!

Matt Jarreau, Realtor,  
Distinguished Achiever  
Hometown Realty  
409 E. Main St. Suite 204  
Richmond, Va 23219  
[mattj@htrsi.com](mailto:mattj@htrsi.com)  
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**From:** [epinewood@aol.com](mailto:epinewood@aol.com)  
**To:** [Pitts, Marianne G. - PDR](#)  
**Subject:** 101 N. 29th Street  
**Date:** Wednesday, March 22, 2017 10:21:40 AM

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March 22, 2017

Marianne G. Pitts, Secretary  
Commission of Architectural Review  
City of Richmond  
900 East Broad St., Room 510  
Richmond, Va. 23219

Re: 101 N. 29<sup>th</sup>

Street

Dear Ms. Pitts,

We are the owners of 103 ½ N. 29<sup>th</sup> Street which is two doors down from the property in question. (identified as 101 N. 29<sup>th</sup> St. in your letter, but as 101 E. Franklin St. on the application).

We have looked at the proposed plans and feel that they are not at all appropriate for this neighborhood. The design is not in keeping with the other buildings in the area nor are the proposed materials. Filling in the back of the property with such a large structure affects the back yards of all the properties nearby including ours. The garage opening immediately into the narrow alley will make it difficult for others to use the alley as needed for access to their property.

This part of Church Hill is a jewel. People have lovingly restored the homes and created something which is very special. We hope that this wonderful ambiance will be maintained. Putting a big box like addition to the back of this property would not help as it is not in keeping with the architecture of the St. John's Church Old and Historic District. We ask you not to approve these proposed plans.

Sincerely,

Elmo G. Cross, Jr.

Anne Geddy Cross

**Anne Geddy Cross**  
***epinewood@aol.com***

**From:** [Richard and Eniko Rumrill](#)  
**To:** [Pitts, Marianne G. - PDR](#)  
**Subject:** Re: Commission of Architectural Review Agenda for March 28, 2017  
**Date:** Tuesday, March 21, 2017 3:10:52 PM  
**Attachments:** [1876 beers map 101 n. 29th.pdf](#)

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Dear Ms. Pitts,

Thank you for once again promptly sending out the agenda for the upcoming (March 28) CAR meeting. I have some comments on application #2017-048, labeled as 101 E. Franklin Street though I believe the proper address is 101 N. 29th street.

While doing research for historic tax credits at our house on 105 N. 29th street I discovered that the 1876 Beers map shows no houses on the properties that are now 103.5, 103, and 101 N. 29th street, but rather two lots belonging to R.C. Brett and Mrs. Brennan. A post 1876 Mutual Assurance company map shows a house at 103 next to an empty lot on the N.E. corner of 29th and Grace. At some point the lot at the corner was divided and turned into two properties, with 103 having a large two story rear (east facing) porch and 101 having a large south facing two story porch.

My understanding is that it is appropriate to enclose rear facing porches in historic districts but not front porches. This side porch is quite prominent so I would imagine that if it were to be enclosed it would need to be treated more sensitively than any rear porch enclosure. In this case two of the four proposed second floor windows, on a porch that have been outdoor space since the house was built, would now function to provide light for the toilet and the bath-tub. The prominent porch on the back of 103 would be entirely blocked on the south side by a brick wall extending 4 feet beyond the existing rear porch of 103 N. 29th street. It also seems that the second story side porch would be widened for enclosure in the house even though it presently does not stick out as much from the house. When this lot was divided into two the builders created a lovely sense of balance by giving 103 a prominent rear facing porch while 101 had a prominent side (south) facing porch. 101 and 103 are actually the only attached houses on this block (103.5 is only attached to 103 by a bump-out that seems to have been built later). This would be a significant change in massing that would overwhelm 103 and basically set a precedent for most of the east side of the 100 block of N. 29th to eliminate back yards and extend houses out to the alley.

101 N. 29th is unique in that it may have had a carriage house taking up almost all or the back yard, but the 4 story addition certainly contradicts the massing across the street of 76 N. 29th street which is four stories, going down to three and then two as the building goes east on Franklin. Even 101 has a roofline that basically slopes somewhat with the hill. The existing pictures do not show how much a change in massing this would be, I have attached a picture from the alley to help show how the massing would affect the alley and view from down East Franklin street.

I personally think the design of the addition, aside from the massing, is pleasant. However, this project shares one of the peculiarities of much modern infill in Richmond, the front porch is usually an afterthought/abstract architectural reference while the entrance becomes the rear where the car goes. The architect even states this re-envisioning of the back of the house in the p.2 project description: "The

garage is conceptualized as a foundational element that extends the existing masonry foundations to the alley and anchors the overall foundation . . . ." This is not all a bad thing, people have a right to park behind their house and have a theater built in if they wish, but the massing of this project would isolate parts of this block from itself, and isolate the inhabitants from a porch and walking oriented neighborhood. The terrace and second story porch, by having no roof, further orient this project inward and not outward towards its own environment. Were the inhabitants to add porch umbrella's and chairs and tables in the future, it would be a peculiarly modern and inward look an historic neighborhood. The picture of the trash cans on the public right of way on page 8 of the application is also a reminder of how inward this project is, those cans would never fit in the proposed garage so the pubic alley and sidewalk become public spaces literally reserved for waste beyond the compound walls of this project.

Thank you for taking the time to forward this to the CAR staff and board. I have attached 1876 Beers map 101 N. 29th street.pdf as well as some picture of the project area from the alley N.E. of the project. I apologize if the pictures are a bit large, I did not reduce them before attaching them.

Richard Rumrill, 105 N. 29th street

On Wed, Mar 15, 2017 at 4:53 PM, Pitts, Marianne G. - PDR  
<[Marianne.Pitts@richmondgov.com](mailto:Marianne.Pitts@richmondgov.com)> wrote:

Good Afternoon,

Please find attached the agenda for the March 28, 2017, meeting of the Richmond Commission of Architectural Review. The application materials for the agenda items are available at the link below. Staff reports will be loaded at the end of next week.

<https://richmondva.legistar.com/MeetingDetail.aspx?ID=536361&GUID=A5D5E837-544F-4087-BB4B-7EDAFB46DC0E&Options=info&Search=>

Thank you,

Marianne

Marianne Pitts

Planning and Preservation Division

Department of Planning and Development Review

City Hall, Room 510