



Staff Report
City of Richmond, Virginia



Commission of Architectural Review

COA-098254-2021	Final Review	Meeting Date: 9/28/2021
Applicant/Petitioner	Joseph Molner – West End Properties	
Project Description	Construct a 2 nd story rear addition.	
Project Location		
Address: 812 Jessamine St.		
Historic District: Union Hill		
High-Level Details: <ul style="list-style-type: none"> The applicant proposes to construct a 2nd floor addition on the rear of a ca. 1870 frame house. The proposed addition will be constructed on top of an existing single-story, rear projection and be clad in wood clapboard. Staff notes that portions of the single-story rear projection appear to be non-original. 		
Staff Recommendation	Approval, with Conditions	
Staff Contact	Alex Dandridge, alex.dandridge@rvagov.com , (804) 646-6569	
Previous Reviews	None.	
Choose an item.	<ul style="list-style-type: none"> Staff recommends that the façade of the rear gable be retained instead of the shed roof form being proposed within the inset between the existing first floor and the new addition, providing reference to the original roof form. Staff recommends that the rear addition be inset at a minimum of six inches on the north and south elevations, and the side eaves and fascia boards of the existing two-story portion of the residence be retained. Staff recommends that the proposed wooden siding be a different width than the existing siding on the main house, or the addition be clad in a material that is different than the main house. Staff recommends that the architectural drawings be updated to show the correct proposed materials prior to applying for a building permit. Staff recommends that the proposed rear windows be a consistent size. Staff recommends that a final window schedule 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 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>	The proposed addition will be subordinate in size to the main building and located in the rear.
Materials, #1, p. 47	<i>Additions should not obscure or destroy original architectural elements.</i>	<p>The proposed addition will be constructed on top of an existing rear, one-story projection. This rear one-story projection has an A-frame roof form. The proposed addition will be constructed on top of this roof form. Staff believes that this roof form is original to the building, and <u>recommends that the façade of the rear gable be retained instead of the shed roof form being proposed within the inset between the existing first floor and the new addition, providing reference to the original roof-form.</u></p> <p>The new addition's roof will be attached to the main buildings in a location that is higher than the existing eave, and portions on the existing chimney will be obscured. Staff notes that the chimney is not visible from the main street.</p> <p>To better differentiate the new addition from the existing building, <u>Staff recommends that the rear addition be inset at a minimum of six inches on the north and south elevations, and the side eaves and fascia boards of the existing two-story portion of the residence be retained.</u></p>
Materials, #2, p. 47	<i>Materials used in new residential construction should be visually compatible with original materials used throughout the district.</i>	<p>The proposed addition will be clad in horizontal wooden boards. <u>Staff recommends that the proposed wooden siding be a different width than the existing siding on the main house, or the addition be clad in a material that is different than the main house.</u></p> <p>Staff notes that there are discrepancies between the project narrative and the architectural drawings, and <u>recommends that the architectural drawings be updated to</u></p>

		<p><u>show the correct proposed materials prior to applying for a building permit.</u></p> <p>New TPO membrane roofing will be installed on the back of the building beyond the ridge line, not visible from the public right-of-way. This material is in-keeping with the district.</p> <p>New asphalt shingles are being proposed on a shed roof area between the existing first floor and the proposed second floor addition, however will be minimally visible from the public right-of-way.</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 rear addition will have single, double-hung wooden windows and no new exterior doors. One double-hung wooden window is proposed for the recessed portion of the new addition that is smaller in size than the other two proposed rear windows. <u>Staff recommends that the proposed rear windows be a consistent size.</u></p> <p><u>Staff recommends that a final window schedule be submitted for administrative review and approval.</u></p>

Figures

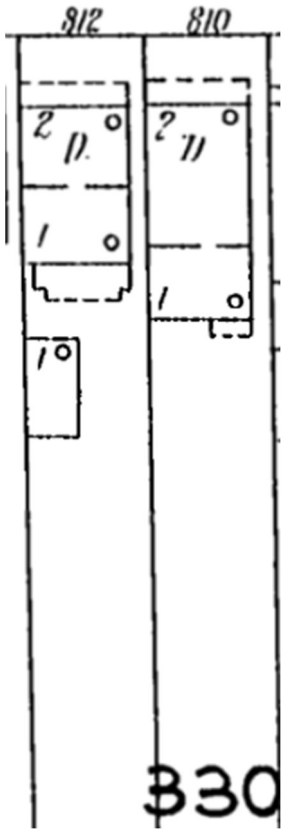


Figure 1. 1924-1925 Sanborn Map

Figure 2. Existing façade photo.



Figure 3. Historic photo from Assessor's office.



Figure 4. Historic photo from DHR records.



Figure 5. existing rear photo.