



Commission of Architectural Review

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| 4. COA-175460-2025 | Final Review | Meeting Date: 11/25/2025 |
| Applicant/Petitioner | Blake Jones | |
| Project Description | Construct a detached rear ADU | |
| Project Location | | |
| Address: 310 N 25th Street | | |
| Historic District: St. John's Church | | |
| <p>High-Level Details:</p> <p>The applicant proposes to construct a new detached accessory dwelling unit at the rear of the parcel. The structure is two stories, clad in lap siding, with exterior stairs.</p> <p>The applicant is pursuing an SUP to allow the proposed use, setbacks, and number of units on the parcel.</p> | | |
| Staff Recommendation | | |
| Staff Contact | Yara Iwaz, Yara.Iwaz@RVA.gov, (804)646-6031 | |
| Previous Reviews | <ul style="list-style-type: none"> • N/A | |
| Staff Recommendations | <p>Staff recommends approving the application, with the following conditions:</p> <ul style="list-style-type: none"> • Revise the ADU foundation to a parged finish consistent with district precedent. • Use 1-over-1 double-hung windows for the new construction and submit full window specifications, materials, and dimensions for staff review and approval. • Add vertically aligned, full-size windows on the rear alley-facing elevation and submit the revised rear elevation for staff review. • Submit the final wood railing profile for staff approval. • Confirm lap siding color for review and approval. • Confirm material for the property-line wall. Clarify whether the ADU will be attached or free-standing; if the siting or wall | |

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| | <p>configuration changes, a revised application must be submitted to the CAR.</p> <ul style="list-style-type: none"> Implement all necessary protection measures to safeguard the adjacent historic masonry during construction, and ensure that appropriate mitigation practices are used to prevent damage to historic fabric. Any changes to the historic masonry wall at 312 N 25th Street must be submitted in a separate COA application. |
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Staff Analysis

| Guideline Reference | Reference Text | Analysis |
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| Standards For New Construction (Including Additions): Residential, Siting, Page 46 | <p><i>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.</i></p> | <p>The proposed ADU is appropriately located at the rear of the parcel, consistent with the district's pattern in which secondary structures are positioned behind the principal building. The addition's height and overall massing remain clearly subordinate to the main building, ensuring that the historic structure continues to serve as the primary visual element on the site.</p> <p><u>Staff recommends approving the addition's rear siting and subordinate scale.</u></p> |
| New Construction, Residential Outbuildings, pg. 51 | <p><i>1. Outbuildings, including garages, sheds, gazebos and other auxiliary structures, should be compatible with the design of the primary building on the site, including roof slope and materials selection.</i></p> <p><i>2. Newly constructed outbuildings such as detached garages or tool sheds should respect the siting, massing, roof profiles, materials and colors of existing outbuildings in the neighborhood.</i></p> | <p>The drawings indicate an exposed brick foundation. Within this portion of the district, foundations on auxiliary structures are typically parged, presenting a simplified appearance. A parged finish would better reflect local precedent.</p> <p><u>Staff recommends revising the foundation to a parged material to better reflect district precedents for outbuildings.</u></p> |
| Standards for New Construction: Materials & Colors, p. 47 | <p><i>2. Materials used in new residential construction should be visually compatible with original materials used throughout the district.</i></p> | <p>The ADU proposes 6-over-6 window units. For new construction, simpler 1-over-1 double-hung windows are preferred, as they help clearly differentiate the ADU from the historic house and avoid a false historic appearance, identifying the addition as contemporary. The main house also features 1-over-1 windows, supporting continuity of window types across the parcel.</p> <p><u>Staff recommends using 1-over-1 double-hung window units; submit full window specifications, materials, and dimensions for staff review and approval.</u></p> |
| Standards For New Construction: Doors and Windows, p.56 | <p><i>2. The size, proportion and spacing patterns of door and window openings on free-standing new construction should be compatible</i></p> | <p>The current design shows no windows on the alley elevation, resulting in a visually blank wall that will be directly visible from the public right-of-way. Alley elevations in the district typically contain regular fenestration. The absence of openings disrupts the rhythm</p> |

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| | <i>with patterns established in the district</i> | <p>of the streetscape and undermines the secondary structure's compatibility with its context.</p> <p><u>Staff recommends adding full-size, vertically aligned windows on the alley-facing elevation; submit revised elevation for staff review and approval.</u></p> |
| Standards for New Construction, Materials & Colors, Page 53 | <i>2. Materials used in new construction should be visually compatible with original materials used throughout the surrounding neighborhood.</i> | <p>The applicant indicates that the exterior stair will use a Richmond rail constructed of wood, which is consistent with district guidelines for small accessory structures. The application does not include detailed profiles of the railing system.</p> <p><u>Staff recommends submitting final railing profile for staff review and approval.</u></p> |
| Standards for New Construction, Materials & Colors, Page 53 | <i>2. Materials used in new construction should be visually compatible with original materials used throughout the surrounding neighborhood.</i> | <p>The ADU proposes HardiePlank lap siding, which is appropriate for new outbuildings. Final siding color was not provided. The right-side elevation, constructed on the property line, will not be accessible once built, and may require fire-rated siding or alternative cladding to meet maintenance considerations.</p> <p><u>Staff recommends confirming lap siding color for review and approval.</u></p> <p><u>Staff recommends confirming material for the property-line wall.</u></p> |
| Secretary of the Interior's Standards, page 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 submitted drawings show the ADU directly abutting the neighboring building's wall, though it is unclear whether a shared wall is intended (Figure 4). A shared-wall condition could introduce structural, moisture, and design implications that would materially change the proposal. If the ADU requires separation, this would alter the design, footprint, elevation and massing presented to the CAR.</p> <p><u>Staff recommends clarifying whether the ADU will be attached or free-standing. If changed from current drawings, applicant must submit a revised siting and wall configuration for additional CAR review.</u></p> |
| Secretary of the Interior's Standards, page 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 ADU's right wall is positioned immediately against a historic masonry wall on the adjacent property at 312 N 25th Street. Construction activity in such proximity presents risks, including vibration damage, moisture entrapment, and deterioration of historic brick.</p> <p><u>Staff recommends implementing all necessary protection measures to safeguard the adjacent historic masonry during construction, and ensuring that appropriate mitigation practices are used to prevent damage to historic fabric. Any changes to the historic masonry wall at 312 N 25th Street must be submitted in a separate COA application.</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



Figure 2



Figure 3

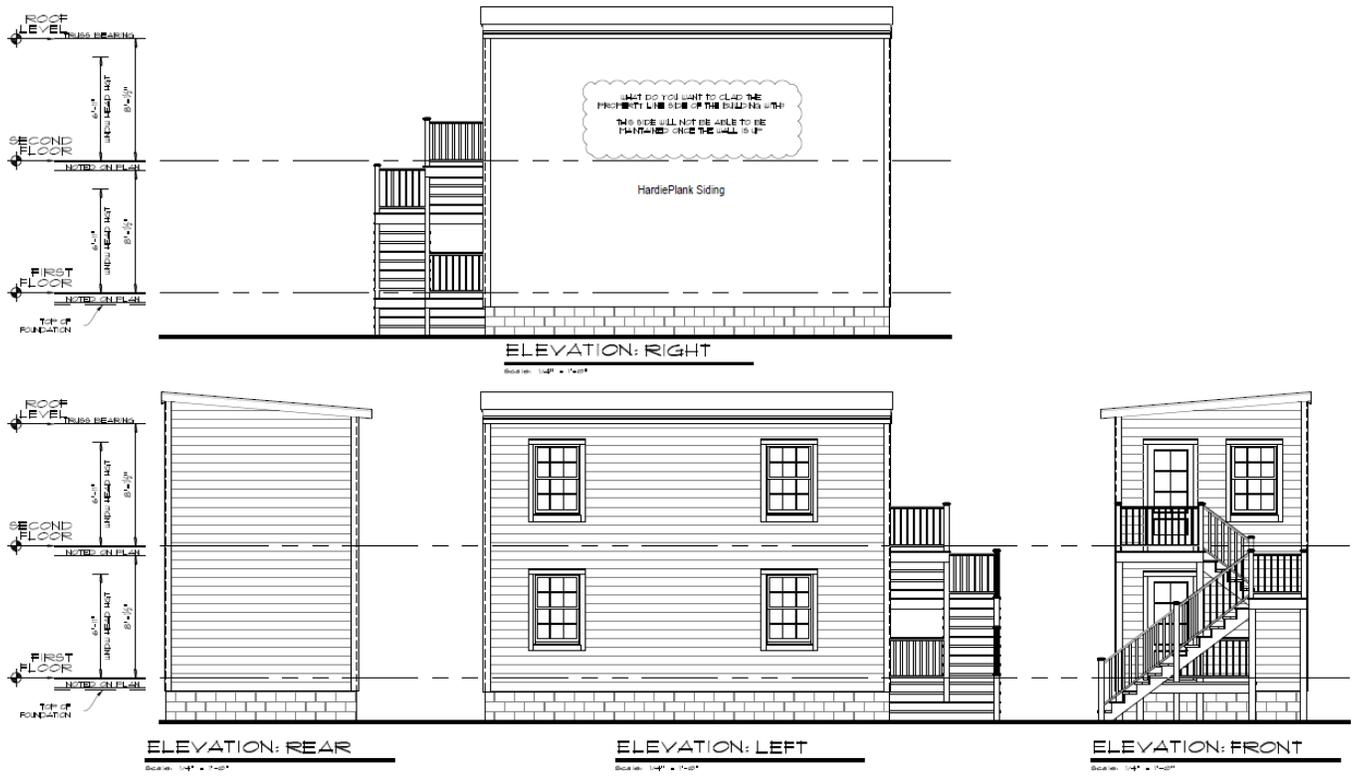


Figure 6

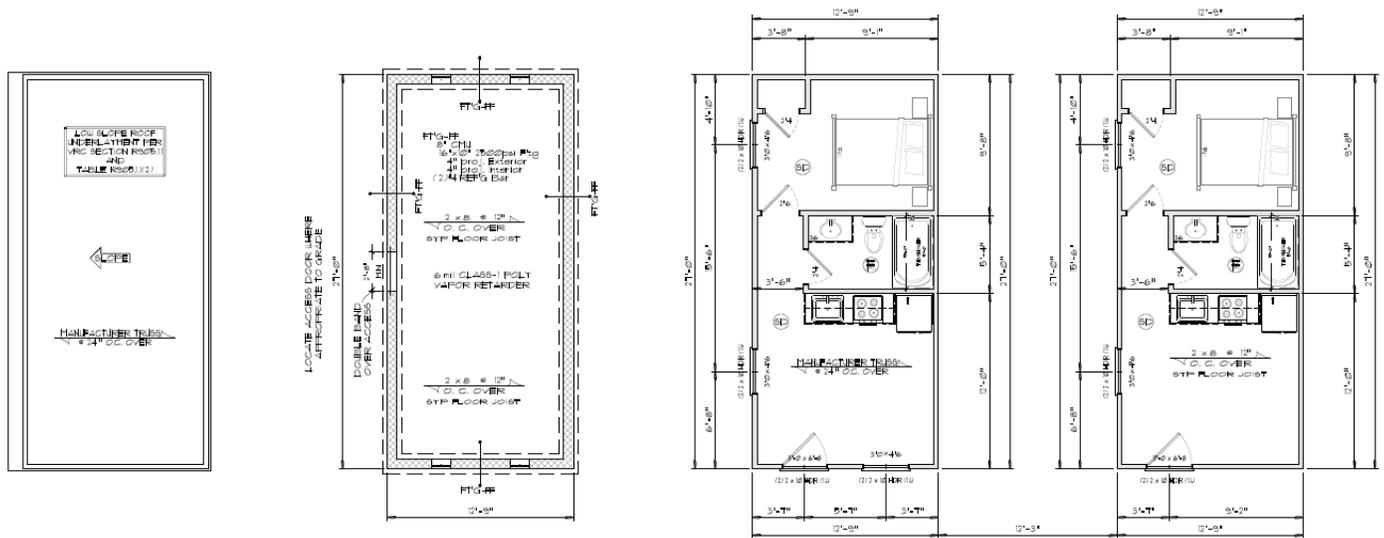


Figure 7