

1. COA-091338-2021

PUBLIC HEARING DATE

May 25, 2021

PROPERTY ADDRESS

507 North 27th Street

DISTRICT

Church Hill North

APPLICANT

E. De Boer

STAFF CONTACT

C. Jones

Commission of Architectural Review

STAFF REPORT



PROJECT DESCRIPTION

Construct a rear, one-story addition.

PROJECT DETAILS

- The applicant proposes to remove a ground-level deck and construct a one-story sunroom with a rooftop terrace.
- The proposed materials and openings include hardiplank siding, Richmond rail style aluminum railings, a membrane roof, and double sliding doors.
- The proposed sunroom and terrace will be approximately 14 feet in depth, 16 feet in width, and eight feet in height.
- A set of stairs will project past the side elevation and provide access to the terrace.
- An existing window on the second story will also be converted to a door to provide access to the terrace.

Staff notes that there is not an alley in the rear yard and that the rear elevation is barely visible. Staff has also received letters from the neighbors on either side who expressed their support for the project.



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STAFF RECOMMENDATION

APPROVE WITH CONDITIONS

PREVIOUS REVIEWS

The Commission has not previously reviewed this application.

STAFF RECOMMENDED CONDITIONS

- the siding be smooth and without a decorative bead and the colors be submitted to staff for review and approval
- the new door opening fit within the height and width of the existing window
- the building plans be updated prior to submitting for any permits

STAFF ANALYSIS

Standards for New Construction, 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

Staff finds that the proposed addition is located at the rear of the existing dwelling and is subordinate in size to the main building.

side of a building is preferred.

Standards for New Construction, Form, pg. 46

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.

Staff finds that the one-story mass of the proposed sunroom is in keeping with rear additions found in the district.

Standards for New Construction, Materials and Colors, pg. 47

2. Materials used in new residential construction should be visually compatible with original materials used throughout the district.

The applicant proposes to use hardiplank siding on the addition. Staff recommends approval with the condition that the siding be smooth and without a decorative bead or faux finish.

Standards for New Construction, Doors and Windows, pg. 49

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.

The applicant proposes to convert an existing window into a door in order to provide access to the rooftop terrace. Staff finds that this window is a barely visible rear elevation of a frame building, and recommends approval with the condition that the new door opening fit within the height and width of the existing window. .

New Construction, Porches and Porch Details, pg. 49 #2

Typical deck railings, consisting of nailed-up stock elements, are not approved as they are not based on a compatible historical model found in Richmond's Old and Historic Districts.

The applicant indicates that a powder-coated railing will be used for the terrace; however, staff notes that PVC is shown on the plans. Staff recommends approval of the powder-coated railing and requests the building plans be updated prior to submitting for any permits.

Paint colors, pg. 64

Wood-frame Buildings (including Stucco-clad buildings) 18C, Georgian, Federal, and Greek Revival styles: White, Spanish Brown, Yellow Ochre, Stone, Buff, Light Grey, Green-Grey, Medium Blue

The application does not indicate the color for the siding. Staff recommends the siding colors be submitted to staff for administrative approval.

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. 507 N. 27th Street.



Figure 2. 507 N. 27th Street, view to location of the sunroom and terrace.