



Staff Report
City of Richmond, Virginia



LandUse1Commission of Architectural Review

5. COA-125156-2023	Final Review	Meeting Date: 2/28/2023
Applicant/Petitioner	Linnea Gerwig	
Project Description	Alterations to the rear façade including the enclosure of a two-story rear porch and new openings; construct a rear accessory building.	
Project Location		
Address: 612 N. 27 th St.		
Historic District: Church Hill North		
<p>High-Level Details:</p> <p>The applicant proposes to alter the rear of a 1820s Federal Style, three-bay, frame house. The rear two-story covered porches will be enclosed, existing rear windows will be enlarged, and new rear door overhand with vertical side slats will be installed.</p> <p>Work will include the installation of a new rear shed with a shed roof.</p>		
Staff Recommendation	Approval	
Staff Contact	Alex Dandridge, alex.dandridge@rva.gov , (804) 646-6569	
Previous Reviews	An application for a Certificate of Appropriateness was reviewed and approved the Commission for this property in December 2021. That request included the construction of a large new rear addition onto the property. The Commission was very supportive the addition's contemporary design and that if had an open appearance and a roof form that resembled that of the historic roof line. The work approved in that application was not completed.	
Conditions for Approval	None.	

Staff Analysis

Guideline Reference	Reference Text	Analysis
<p>Materials, #2, p. 47</p>	<p><i>Materials used in new residential construction should be visually compatible with original materials used throughout the district.</i></p>	<p>The new shed and rear addition will be clad in fiber cement materials including panels and horizontal siding. The new rear door overhang will be constructed of wood, and the rear deck will be constructed of composite wood.</p> <p>The new shed will have a standing seam metal roof to match that of the primary building. All existing siding on the primary building will be repainted. Staff finds that the proposed materials are appropriate for the district.</p>
<p>New Construction – Doors and Windows, #1, 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. 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>The non-original ribbon window on the rear of the building will be removed and replaced with sliding glass doors. Staff finds this alteration to be appropriate, as it is on a secondary elevation and the rear of this building has undergone many alterations over the years and is not an original configuration.</p> <p>A new small window will be installed on the side elevation of the porch enclosure and will not be visible from the right-of-way.</p>
<p>New Construction – Doors and Windows, #2, pg. 49</p>	<p><i>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 class.</i></p>	<p>The enclosure of the rear side two-story porches will be done using fiber cement panels and vertical trim pieces. New casement windows will be installed within the panels and between the vertical trim pieces. The use of large casement windows maintains the visual open appearance of this portion of the building and the references the openness of the existing porches.</p>
<p>Residential Outbuildings, pg. 51 #1-3</p>	<ol style="list-style-type: none"> 1. <i>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> 2. <i>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> 3. <i>New outbuildings should be smaller than the main residence and be located to the rear and/or side of the property to emphasize that they are secondary structures.</i> 	<p>The new shed will be 259 square feet and will be less than 12' in height.</p> <p>The proposed rear shed is comparable in massing and form to other outbuildings in the area and is subordinate in size to the principal dwelling. The proposed design uses materials such as a standing seam metal roof and horizontal siding, which are compatible with materials found throughout the district.</p> <p>Additionally, staff notes that Sanborn maps indicate that accessory structures have been present on the property at various points in time (see Figures 4-6).</p>
<p>Building Elements</p>	<p>13. Porch enclosures to aid in energy conservation are only appropriate</p>	<p>The porch enclosures will be located on a secondary elevation and will have large</p>

Porches, Entrances & Doors, Entrance and Porch Removal, Replacement and Reconstruction, #13, pg. 71

on secondary elevations. Solid materials are not recommended for use in enclosure projects since they can radically alter the historic appearance of a porch. Glass enclosures which reveal decorative porch elements are strongly preferred.

windows. The use of these large windows will not radically alter the appearance of the rear of the building referencing the openness of the existing porches.

Figures



Figure 1. Façade photo



Figure 2. Rear façade



Figure 3. View of rear from alley



Figure 4. Footprint of original dwelling depicted on F.W. Beers Atlas (c.1877)

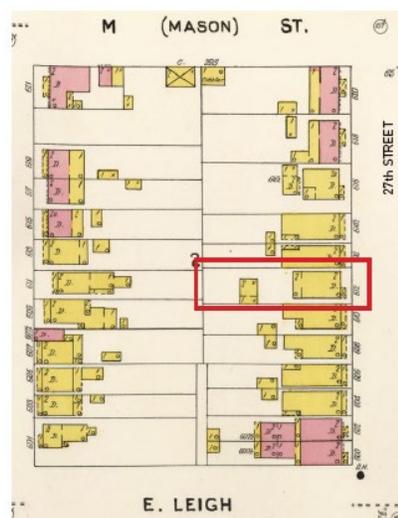


Figure 5. Footprint of dwelling and outbuilding depicted on Sanborn Map (c.1905)

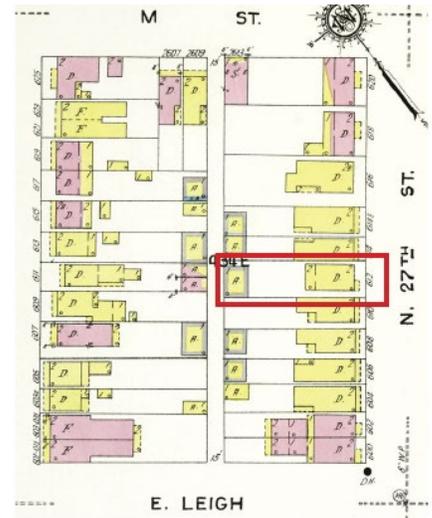


Figure 6. Footprint of dwelling and outbuilding depicted on Sanborn Map (c.1925)