



Staff Report
City of Richmond, Virginia



Commission of Architectural Review

7. COA-125158-2023	Conceptual Review Meeting Date: 2/28/2023
Applicant/Petitioner	Evan MacKenzie
Project Description	Expand the footprint of an existing building; implement site improvements.
Project Location	
Address: 2202 Jefferson Avenue	
Historic District: Union Hill	
<p>High-Level Details:</p> <p>The applicant proposes to construct a rear addition onto an existing ca. 1950 Spanish Revival style former gas station located on a roughly triangle-shaped property.</p> <p>The addition will feature a 492 square foot prep kitchen and 212 square feet of bathroom space. Off of the addition will be a 120 Square foot enclosed area for a BBQ pit.</p> <p>The existing building will be renovated. It is a small spaced with only 500 square feet of space.</p> <p>In the future, the applicant proposes various site improvements to the existing outdoor space on the property including planting, seating, and hardscaping.</p>	
Staff Recommendation	
Staff Contact	Alex Dandridge, alex.dandridge@rva.gov , (804) 646-6569
Previous Reviews	<p>A COA application was conceptually reviewed by the Commission for this site at the November 2020 meeting. The applicant was proposing to construct a new rear addition to accommodate new restrooms, as well as various site improvements including covered seating area, outdoor fire place, a masonry wall, and plantings. The Commission found the small rear addition to be compatible with the district and obtrusive. The Commission had concerns over the size and scale of the proposed covered seating area and outdoor fire place. The structure covering the seating was said to appear too heavy and the fireplace was too tall. Both elements were to be installed in front of the primary façade. The Commission suggested that the fire place and seating area structure be reduced in size and relocated to side elevations as to not obscure the primary façade.</p>

	The Commission stated the view of the primary façade should not be obstructed.
Staff Recommendations	<ul style="list-style-type: none"> • Staff recommends that the chimney be retained and incorporated into the design of the new addition • Staff recommends that a cladding material that is more visually compatible with the district and primary building be used on the proposed addition. • Staff recommends that the form of the new addition be simplified with one roof form and limited projections in order to not compete with the small scale and unique form of the existing building. • Staff recommends the use of the BBQ enclosure design that features the flat roof form. • Staff recommends that the enclosure align with the face of 2202 Jefferson or be setback farther.

Staff Analysis

Guideline Reference	Reference Text	Analysis
Standards for New Construction, Siting, pg. 46	<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>The existing building is 505 square feet. The new addition and BBQ pit enclosure will be larger, adding about 874 square feet.</p> <p>Due to the triangular shape of the lot, any addition to the property will be visible from the public right-of-way. The proposed addition will be constructed off the rear of the existing building but will be wider than the rear. The BBQ pit enclosure will be constructed off the side, northern elevation.</p> <p>Because of the irregular shape of the lot, and the small size of the existing building, Staff supports the proposed size and location of the addition, and believes it will increase the functionality and continued use of the existing building and site.</p>
Standards for New Construction, Form, pg. 52	<i>1. New commercial construction should use a building form compatible with that found elsewhere in the immediate area. Building form refers to the specific combination of massing, size, symmetry, proportions, projections and roof shapes that lend identity to a building. Building form is greatly influenced by the architectural style of a given structure.</i>	<p>The proposed addition will be contemporary in design, having an irregular mass with varying roof forms and projections. The existing building is a small Spanish Revival building. The Spanish Revival style is characterized by red-tile roofs, decorative chimney caps, and towers. 2202 Jefferson features a red tile roof, and a rectangular tower with a small gable. The roof form of the existing building is unique and its elements contribute to the overall character of the building. Staff recommends that the form of</p>

		<p><u>the new addition should be simplified with one roof form and limited projections in order to not compete with the small scale and unique form of the existing building.</u></p> <p>The BBQ pit will be within an enclosure clad in vertical slats. There were two enclosure designs submitted in the conceptual design package. The first design features a shed roof that slopes away from the existing building, and the second design features a flat roof form. Staff finds that the flat roof form is more appropriate and ties into the horizontal elements of the existing building. <u>Staff recommends the use of the BBQ enclosure design that features the flat roof form.</u> Furthermore, it appears that the BBQ enclosure will project out further than the face of the existing building. <u>Staff recommends that the enclosure align with the face of 2202 Jefferson or be setback farther.</u></p>
<p>Standards for New Construction, Materials and Colors, pg. 47</p>	<ol style="list-style-type: none"> <i>1. Additions should not obscure or destroy original architectural elements.</i> <i>2. Materials used in new residential construction should be visually compatible with original materials used throughout the district.</i> 	<p>Based on existing condition images, there is a small chimney that may be impacted by the proposed addition. <u>Staff recommends that the chimney be retained and incorporated into the design of the new addition.</u> It doesn't appear that any additional original architectural features will be obscured or destroyed by the proposed addition.</p> <p>While specific material selections were not provided, the conceptual design package indicates that the addition will be clad in corrugated metal and/or vertical slats. Staff notes that common cladding materials in the district include horizontal siding or brick. While the new addition has a contemporary form, staff believes that the use of a contemporary cladding material such as vertical siding may not be visually compatible to the existing building or the district. <u>Staff recommends that a cladding material that is more visually compatible with the district and primary building be used on the proposed addition.</u></p>

Figures

Figure 1. View of 2202 Jefferson Avenue looking west.



Figure 2. 2202 Jefferson Avenue.



Figure 3. View of 2202 Jefferson Avenue looking east.



Figure 4. View of 2202 Jefferson Avenue looking south.



