


**Commission of Architectural Review**

3. COA-129500-2023	<b>Final Review</b>	Meeting Date: 5/23/2023
Applicant/Petitioner	Victor Morrison	
Project Description	Construct a two-story rear addition.	
Project Location		
Address: 613 North 1 <sup>st</sup> Street		
Historic District: Jackson Ward		
<p>High-Level Details:</p> <p>The addition will be clad in HardiPlank, horizontal siding. The addition will be 10' by 17'8".</p> <p>The windows will have a similar pattern to the existing windows.</p> <p>The applicant must apply to the Board of Zoning Appeals, post-CAR review and approval, to allow for the current configuration of the addition with zero side yard setback.</p>		
Staff Recommendation	Approval, with Conditions	
Staff Contact	Annie Delaroderie, <a href="mailto:anne.delaroderie@rva.gov">anne.delaroderie@rva.gov</a> , 804-646-6335	
Previous Reviews	None	
Conditions for Approval	<p>Staff recommends:</p> <ul style="list-style-type: none"> <li>that the proposed addition will be no taller than the existing building.</li> <li>that the small, square window on the rear addition be re-evaluated to have a dimension similar to other historic buildings on the block or be removed from the plans.</li> <li>any changes to the footprint of the rear addition required by the Board of Zoning Appeals be submitted to Staff for Administrative Approval.</li> </ul>	

**Staff Analysis**

Guideline Reference	Reference Text	Analysis
<b>Standards For New Construction, page 46.</b>	<i>All new residential and commercial construction, whether in the form of additions or entire buildings should be compatible with the historic features that characterize the setting and context. To protect the context of the surrounding historic district, new</i>	The proposed addition will be compatible with neighboring houses' rear additions based on its form and massing.

	<i>construction should reference the materials, features, size, scale, proportions, and massing of the existing historic buildings in its setting.</i>	
<b>Standards For New Construction: Siting #1, page 46.</b>	<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 is planned to be situated under the existing roofline. The addition will be on the rear of the house. <u>Staff recommends that the proposed addition will be no taller than the existing building.</u>
<b>Standards For New Construction: Form #1, page 46.</b>	<i>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.</i>	The addition should be compatible with neighboring buildings in the historic district. 617 and 601 ½ North 1 <sup>st</sup> street, have rear frame additions. The proposed addition, existing dwellings and rear additions have flat roofs.
<b>New Construction: Doors and Windows #1, page 56</b>	<i>The size, proportion and spacing patterns of door and window openings on a new addition should follow patterns established by the original structure. Wide, horizontal so-called 'picture windows' on new additions are strongly discouraged.</i>	The windows on the proposed addition should be compatible with other properties in the historic district. A small, square window is proposed for the southeast section of the rear addition. Staff notes that this window does not have dimensions that are common to the district. <u>Staff recommends that the small, square window on the rear addition be re-evaluated to have a dimension similar to other historic buildings on the block, or be removed from the plans.</u>
<b>Standards for New Construction: Residential #4, page 46</b>	<i>If setback waivers or any other waivers are needed, the applicant may petition the Commission to support a Board of Zoning Appeals (BZA) waiver.</i>	Based on the submitted plans, the addition will expand the entire width of the rear of the building, which is constructed on the property line. As designed, the addition does not meet the three-foot, side yard setback requirement, required by zoning. To waive this requirement, the applicant will need to be granted a Special Exception from the Board of Zoning Appeals post-CAR review.  <u>Staff recommends that any changes to the footprint of the rear addition required by the Board of Zoning Appeals to be submitted to Staff for Administrative Approval.</u>

*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. Front façade of 613 North 1<sup>st</sup> Street



Figure 2. The west section is the rear garage for 613 North 1<sup>st</sup> Street.

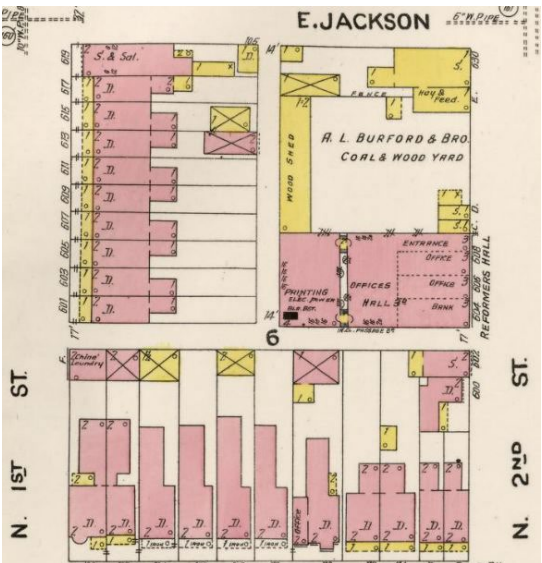


Figure 3. 1905 Sanborn map. 613 North 1<sup>st</sup> Street is the fourth brick dwelling from the top left.



Figure 4. Rear view of 613 North 1<sup>st</sup> Street. The house is the red painted brick dwelling and there is evidence of a historic one-story, rear addition.





Figure 5. View of the rear of 613 and 615 North 1<sup>st</sup> Street. The existing one-story addition on the back of 615 North 1<sup>st</sup> Street has a brick chimney. The proposed addition on 613 North 1<sup>st</sup> Street will extend ten feet and will not interfere with the neighboring chimney.



Figure 6. View of 607, 609 and 611 North 1<sup>st</sup> Street, each with rear, one-story additions.



Figure 7. View of the two-story rear stuccoed addition on 617 North 1<sup>st</sup> Street.



Figure 8. View of the two-story addition on 601 1/2 North 1<sup>st</sup> Street. This property is on the south corner of the block on north 1<sup>st</sup> Street.