



**Staff Report**  
**City of Richmond, Virginia**

RICHMOND PLANNING & DEVELOPMENT REVIEW



**Commission of Architectural Review**

COA-094571-2021	<b>Final Review</b>	<b>Meeting Date: 7/27/2021</b>
<b>Applicant/Petitioner</b>	Mike Thomas, TNT Construction Carolina	
<b>Project Description</b>	Rehabilitate 3 existing attached houses; construct new rear addition.	
<b>Project Location</b>		
<b>Address: 523-527 N. 21<sup>st</sup> St.</b>		
<b>Historic District: Union Hill</b>		
<b>High-Level Details:</b> <ul style="list-style-type: none"> <li>The applicant proposes to rehabilitate three semi-attached residences, and to construct a rear addition on each.</li> <li>Rehabilitation includes the reconstruction of historic front porch elements, new siding, and repair of existing windows.</li> </ul>		
<b>Staff Recommendation</b>	<b>Approval, with Conditions</b>	
<b>Staff Contact</b>	Alex Dandridge, <a href="mailto:alex.dandridge@richmondgov.com">alex.dandridge@richmondgov.com</a> , (804) 646-6569	
<b>Previous Reviews</b>	None	
<b>Conditions for Approval</b>	<ul style="list-style-type: none"> <li>Staff recommends that if any windows elements are found to be deteriorated beyond repair, that they be replaced in-kind to match the original.</li> <li>Staff recommends that final paint color specification be submitted to staff for administrative review and approval.</li> <li>Staff recommends that the chimney be repaired properly and retained, and not removed.</li> <li>Staff recommends that the new rear addition be further differentiated from the main building, making greater reference to the historic massing and roof line of the building.</li> </ul>	

**Staff Analysis**

Guideline Reference	Reference Text	Analysis
Standards for Rehabilitation pg. 59	<i>2. Retain original wood features such as cornices, brackets, window and doorway surrounds, sashes and doors. Maintain the</i>	The existing windows on the front façade of the building will be retained. The front porch of 527 N. 21 <sup>st</sup> street has retained original

	<p><i>historic reveal or exposure of the siding and trim, as it is an important character-defining feature.</i></p> <p><i>7. Repair damaged elements instead of replacing them. Use materials that match the original in type, or use physically and chemically compatible substitute materials that convey the same appearance as the surviving elements or sections. Use available documentation when reconstructing missing elements. Pictorial, historical or physical documentation can be helpful.</i></p>	<p>decorative brackets and tuned posts. The applicant proposes to replicate these original front porch elements at 523 and 525 N. 21<sup>st</sup> Street to match the original.</p> <p>All existing chimneys will be retained. On a site visit, Staff noticed that the existing chimney is deteriorated and in need of stabilization and repointing. <u>Staff recommends that the chimney be repaired properly and retained, and not removed.</u></p> <p>The applicant proposes to remove the existing, non-original front porch banister, railing, and pickets, and to replace it with Richmond rail.</p>
Windows, pg. 69	<p><i>7. Windows should only be replaced when they are missing or beyond repair. Any reconstruction should be based on physical evidence or photo documentation.</i></p> <p><i>8. The number, location, size or glazing pattern of windows should not be changed by cutting new openings, blocking out windows or by installing replacement sash that do not fit the original window. Changes to existing windows or the addition of new windows along a secondary elevation will be considered by the Commission on a case-by-case basis.</i></p>	<p>Existing windows will be retained. On a site visit, staff noticed that there was significant rot on some of the existing exterior window sills, and that many of the windows were in need to re-glazing. <u>Staff recommends that and original window elements that are deteriorated beyond repair, be replaced in-kind to match the original materials.</u></p> <p>The applicant proposes to remove the existing exterior wall on the north, side elevation, which includes one historic window. Staff recommends approval of this alteration, as it is not visible from the public right-of-way.</p>
<u>Standards for Rehabilitation #5, pg. 59</u>	<p><i>Retain original windows including both functional and decorative elements such as frames, sash, muntins, glazing, sills, hood molds, paneled or decorated jambs and moldings, shutters and exterior blinds.</i></p>	<p>All original windows will be retained. On a site visit, staff noticed that the existing widows are in need of repair, and some sills show signs of rot. <u>Staff recommends that if any windows elements are found to be deteriorated beyond repair, that they be replaced in-kind to match the original.</u></p>
<u>Standards for New Construction, Siting, #1, pg. 46</u>	<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 new addition will be subordinate in size to the main portion of the building and be located in the rear, minimally visible from the public right-of-way.</p>
<u>Standards for New Construction, Materials &amp; Colors, pg. 47</u>	<p><i>1. Additions should not obscure or destroy original architectural elements.</i></p> <p><i>2. Materials used in new residential construction should be visually compatible with original materials used throughout the district.</i></p> <p><i>3. Paint colors for new additions should complement the historically</i></p>	<p>The new addition will alter the rear and side elevations of the existing building, changing the roof as seen from the side elevation. <u>Staff recommends that the new rear addition be further differentiated from the main building, making greater reference to the historic massing and roof line of the building.</u></p> <p><u>Staff recommends that final paint color specification be submitted to staff for administrative review and approval.</u></p>
<u>Roofs, Removal of</u>	<p><i>10. Original chimneys, skylights and light wells that contribute to the style and character of the building should be</i></p>	<p>All original chimneys on the building will be retained.</p>

elements, pg. 66	<i>retained, as their removal could alter the overall character of the structure.</i>	
Roofs, Gutter and Downspout Repair #7, pg. 66	<i>Box or stop gutters catch water in a trough that is part of the roof or eave.</i>	All existing built-in gutters and downspouts will be retained.
HVAC Equipment, pg. 68	<p><i>1. New units should be placed in side or rear yards so as to minimize their visual impact. Side yard units should be located as far away from the front of the building as possible.</i></p> <p><i>2. Rooftop units should be located so that they are minimally visible from the public right-of-way, and screening should be considered.</i></p>	Staff recommends that the applicant submit a site plan that indicates the location of all HVAC equipment, and that all HVAC equipment be screened from the public right-of-way.

## Figures

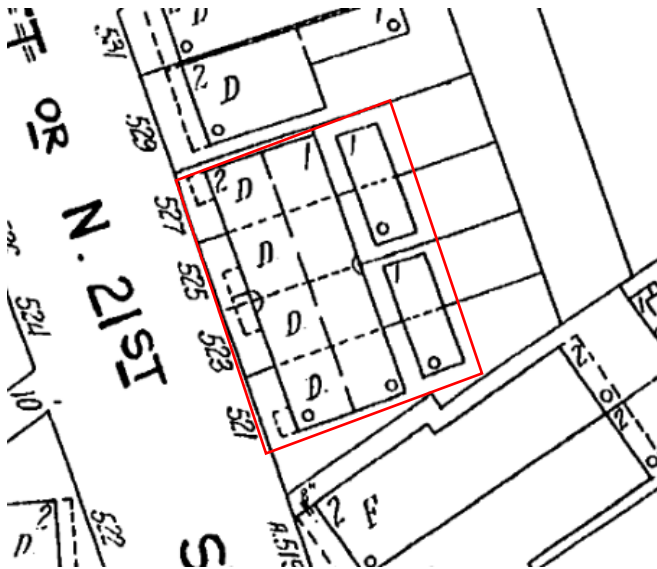


Figure 1. 1924-1925 Sanborn Map



Figure 2. Front façade of 3 attached homes



Figure 3. Historic photo of 527-523 N. 21<sup>st</sup>



Figure 4. Historic photo of 525-521 N. 21<sup>st</sup>



Figure 5. Current condition of windows



Figure 6. Current condition of chimney



Figure 7. Porch of 525 N. 21<sup>st</sup>

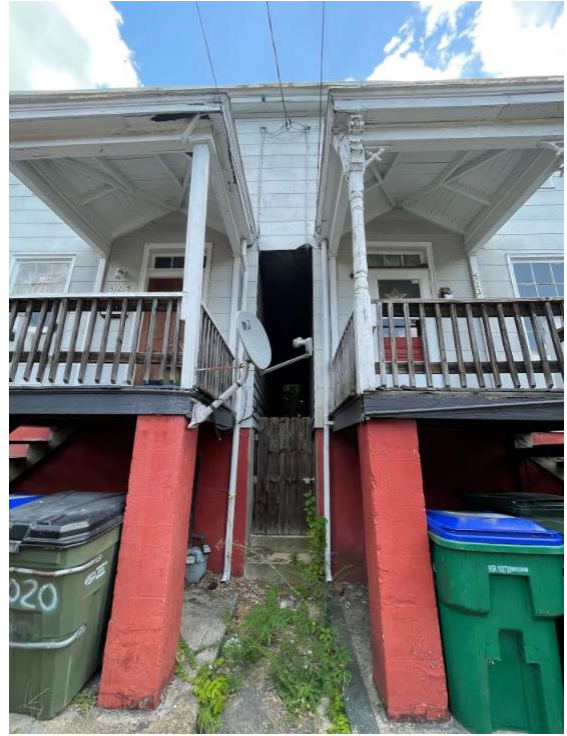


Figure 8. Porches of 525-523 N. 21<sup>st</sup>



Figure 9. Porch of 527 N 21<sup>st</sup>



Figure 10. North side of 527 N. 21<sup>st</sup>



Figure 11. Rear view from alley of another property



Figure 12. Rear view from front of another property



Figure 13. Side view from alley of another property