



Staff Report
City of Richmond, Virginia



Commission of Architectural Review

COA-094863-2021	Final Review	Meeting Date: 7/27/2021
Applicant/Petitioner	Vanessa Lackowitz – Real Deal LLC	
Project Description	Construct a 2-story rear addition.	
Project Location		
Address: 511 N. 29th St.		
Historic District: Church Hill North		
High-Level Details: <ul style="list-style-type: none"> The applicant proposes to construct a 672 sq. ft. 2-story addition on the rear of an Italianate ca. 1870 detached residence. The applicant proposes using smooth hardi-plank siding on the addition. The applicant has specified that the existing 2nd story side addition is sloping and proposes to place a wooden post underneath the structure for support. 		
Staff Recommendation	Approval, with Conditions	
Staff Contact	Emily Routman, Emily.routman@richmondgov.com	
Previous Reviews	None	
Conditions for Approval	<ul style="list-style-type: none"> The addition be differentiated from the main structure by inseting the side elevation from the main house and differentiating the addition's roof line from the main house. The existing chimney should be retained. Specifications for all proposed materials including windows and doors be submitted for administrative approval. 	

Staff Analysis

Guideline Reference	Reference Text	Analysis
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Standards for New Construction, Siting, pg. 46, #1	<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 the building is preferred.</i>	The applicant proposes to construct an approximately 672 sq. ft. addition to the rear section of a 2 story building. Staff believes it will not be visible from N. 29 th Street and minimally visible from the alley.
Guidelines for Rehabilitation #9	<i>New additions, exterior alterations or related new constructed shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.</i>	The applicant proposes smooth hardi-plank siding on the addition that will be iron gray, thereby differentiating it from the original structure in material. Staff recommends approval of the chosen materials. However, the addition is proposed to have the same roof line and wall plane as the existing house. Therefore, staff recommends that the <u>addition be differentiated from the main structure by inseting the side elevation from the main house and differentiating the addition's roof line from the main house.</u>
Building Elements, Removal of Elements, pg. 66 #10	<i>Original chimneys, skylights, and light wells that contribute to the style and character of the building should be retained, as their removal could alter the overall character of the structure.</i>	The original plans weren't clear as to whether the existing chimney would be retained. Staff recommends that <u>the existing chimney should be retained.</u>
New Construction, Materials & Colors, pg. 53 #2	<i>Materials used in new construction should be visually compatible with original materials used throughout the surrounding neighborhood.</i>	As a window and door schedule was not provided, staff <u>recommends specifications for all materials, including windows and doors, be submitted for administrative approval.</u>

Figures

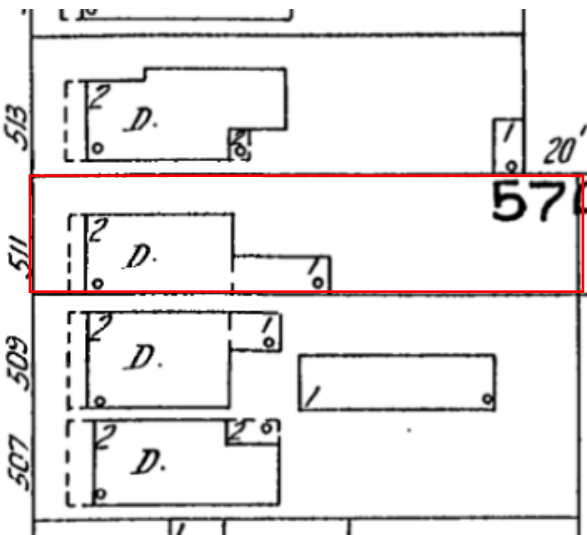


Figure 1. 1924-1925 Sanborn Map

Figure 2. Existing front façade



Figure 3. Existing rear façade



Figure 4. Photo from rear taken in alley



Figure 5. Photo from rear taken in alley

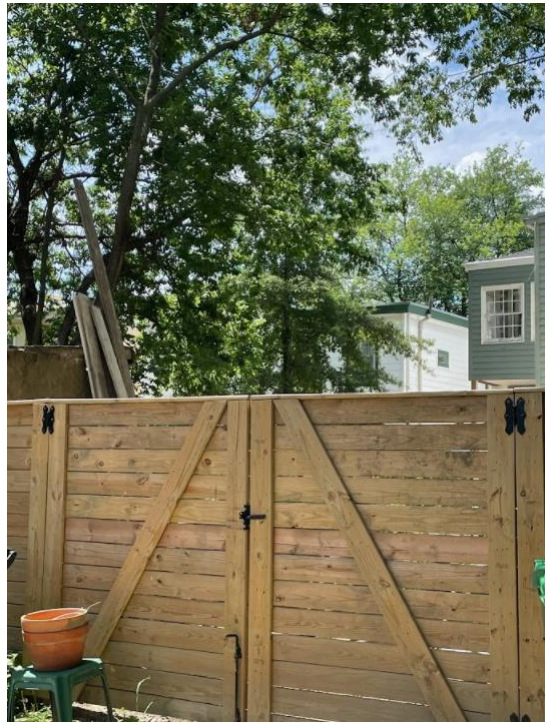


Figure 6. Photo from rear taken in alley



Figure 7. View of north side of house which will contain part of addition