

8. COA-086427-2021

PUBLIC HEARING DATE

February 23, 2021

PROPERTY ADDRESS

316 N. 25th Street

DISTRICT

St. John's Church

Commission of
Architectural Review

STAFF REPORT



APPLICANT

J. & R. Pool

STAFF CONTACT

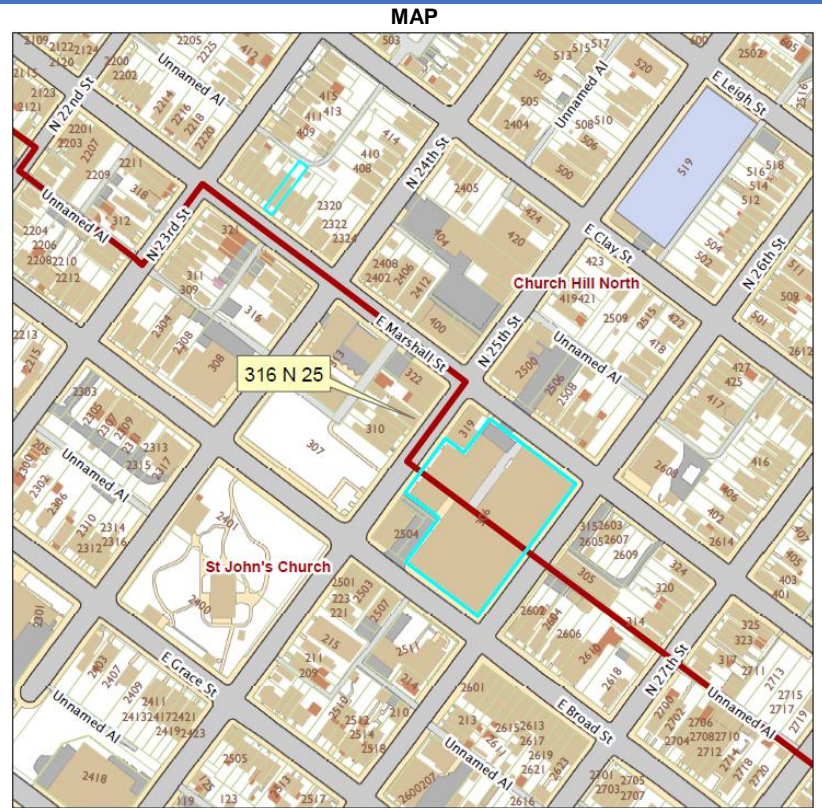
A. Dandridge

PROJECT DESCRIPTION

Replace a masonry wall with a frame wall and alter window openings.

PROJECT DETAILS

- The applicant requests approval to make alterations to the fenestration and side elevation of a two-story brick residence in the St. John's Church City Old and Historic District.
- The applicant proposes to replace a CMU masonry wall with a frame wall on the side elevation, which will be clad in stucco, previously approved by the Commission.
- The applicant proposes to modify three windows on the side and rear of the building with brick inset to 1/2 inch, raising the sills of the existing openings.



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STAFF RECOMMENDATION

APPROVE WITH CONDITIONS

PREVIOUS REVIEWS

At the October 2020 meeting, the Commission approved with conditions the following work at this property: construction of a second-story rear addition; extension of a porch; and alterations to doors and fenestration.

STAFF RECOMMENDED CONDITIONS

- The infill brick in the three windows on the south and rear elevations be inset to maintain the appearance of the existing openings
- The new frame wall be clad in the previously approved stucco

STAFF ANALYSIS

Windows #8,
pg. 69

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

The applicant is proposing a number of changes to openings on the side and rear of the property. The Guidelines state that changes to openings will be considered on a case-by-case basis. Staff finds that the majority of the proposed changes will be minimally visible from

windows along a secondary elevation will be considered by the Commission on a case-by-case basis.

the public right of way. Staff recommends the infill brick in the three windows on the south and rear elevations be inset to maintain the appearance of the existing openings. Staff also finds that the new window openings on this elevation will be minimally visible.

Standards for Rehabilitation #1, pg. 59

Retain original features and materials that define the building style, including but not limited to wood siding, shingles, stucco and masonry.

The applicant proposes to replace the CMU masonry wall of an existing addition with a frame wall, as the applicant has found that the existing wall is structurally unstable. The new frame wall will be clad in stucco, which was approved by the Commission in the previous application (COA-079726-2020). This addition is minimally visible and is not original to the building. Staff recommends approval of the replacement of the masonry wall with a frame wall clad in stucco.

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. View of rear from alley.



Figure 2. View of side elevation from North 26th Street.