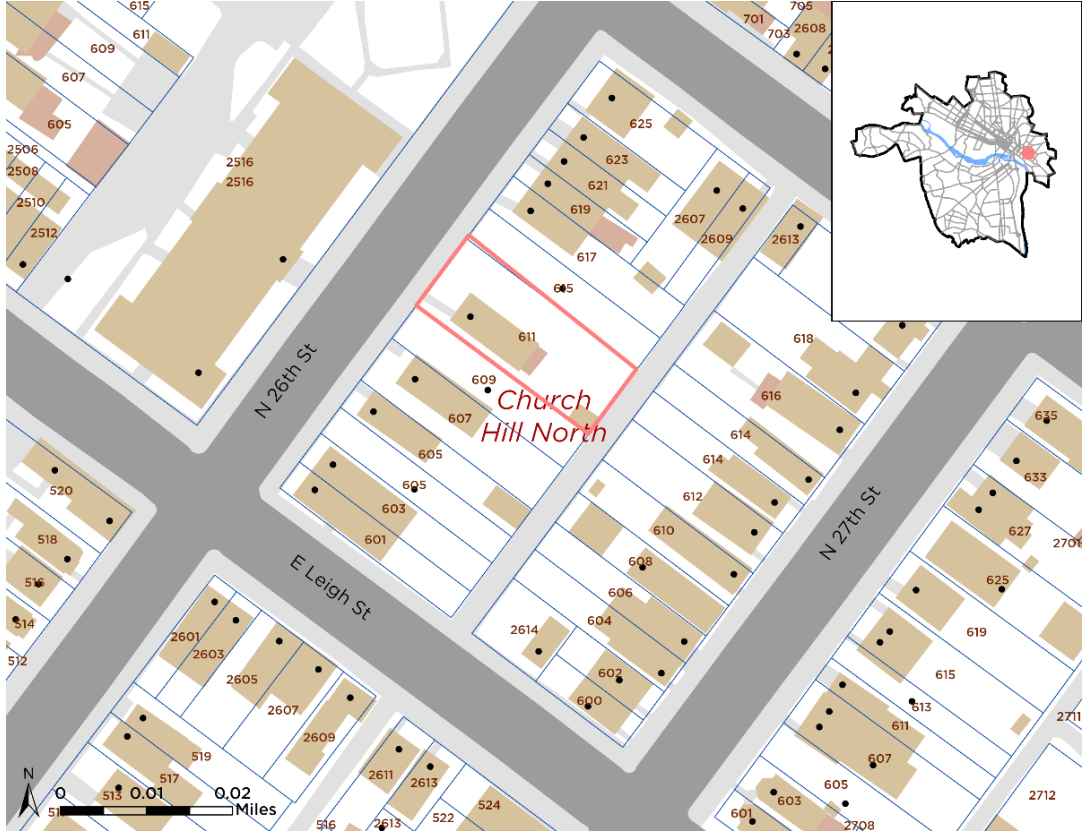




Staff Report
City of Richmond, Virginia



Commission of Architectural Review

3. COA-111523-2022	Final Review	Meeting Date: 5/24/2022
Applicant/Petitioner	Matt Jarreau	
Project Description	Construct a new 2-story, rear addition and a new 2-story rear garage.	
Project Location		
Address: 611 N. 26 th St.		
Historic District: Church Hill North		
High-Level Details: - The applicant proposes to construct a two-story addition on the rear of a ca. 1880s dwelling. - A rear one-story portion of the house will be demolished to allow for the new addition. - The applicant is also proposing to construct a detached garage with second-story living space diagonally to the rear of the dwelling.		
Staff Recommendation	Approval, with Conditions	
Staff Contact	Alyson Oliver, alyson.oliver@rva.gov , 804-646-3709	
Previous Reviews	This application was conceptually reviewed at the March 2022 meeting. Discussion at the meeting was mainly focused on the proposed demolition of the rear addition.	
Conditions for Approval	Staff recommends approval with the following conditions: - The lap siding on the proposed rear addition and detached garage be smooth and without a bead and differentiated from the original dwelling in width. Final material and color specifications to be submitted to staff for review and approval. - A final window schedule be provided for staff review and approval. - Final design and material specifications for the proposed fence be submitted to staff for administrative review and approval.	

Staff Analysis

Guideline Reference	Reference Text	Analysis
Siting #1, pg. 46	<i>Additions should be subordinate in size to other 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 applicant is proposing an addition to the rear of the existing dwelling. The proposed addition will be inset from the side facades of the original dwelling. To make room for the addition, the rear portion of the dwelling will be demolished. The applicant's report states that the existing rear one-story portion of the house may have been added to the dwelling sometime during the 1920s. Sanborn map evidence does not support this assertion, as it is clearly present as early as 1905 (see Figures 1 and 2). However, there is currently not enough information to determine if the rear portion was original to the ca. 1880s dwelling. The applicant has provided documentation from a structural engineer regarding the current state of the portion of the building to be demolished. Per the report, the floor framing, foundation, and footing need repair or replacement. Because the floor framing is located so close to the ground, it is not possible to make the needed repairs without demolition. According to the applicant's report, the current square footage of the dwelling is 1,586 square feet. The total square footage after demolition of the rear portion of the dwelling and the construction of the addition will be 2,437 square feet, which will result in a 53% increase (net 851 square feet). The applicant is also proposing a detached garage with second-story living space. The detached garage would be located to the rear of the existing dwelling on the diagonal, and will therefore be visible from both the rear alley and North 26th Street.
Materials, #1-2, p. 47	<i>Additions should not obscure or destroy original architectural elements.</i> <i>Materials used in new residential construction should be visually compatible with original materials used throughout the district.</i>	The proposed addition will obscure the original second-story, rear façade of the existing dwelling. The side and front facades will remain unaffected by this request. The rear addition and detached garage will feature lap siding, which is compatible with the original dwelling as well as other materials found throughout the district. Color specifications have not yet been identified. <u>Staff recommends lap siding on the proposed rear addition and detached garage be smooth and without a bead. Staff also recommends</u>

		<u>that the lap siding on the rear addition be differentiated from the original dwelling in width. Final material and color specifications to be submitted to staff for review and approval.</u>
New Construction – Doors and Windows, #1, pg. 49	<i>The size, proportion, and spacing patterns of door and window openings on a new addition should follow patterns established by the original building. Windows on most commercial and residential properties throughout Old and Historic Districts have a vertical orientation. Wide, horizontal so-called “picture windows” on new additions are strongly discouraged.</i>	The placement of the windows on the rear addition and detached garage are appropriately aligned, both vertically and horizontally. Since conceptual review, the applicant has amended the plans to feature a consistent window size on the rear addition, with the exception of one window on the left side elevation.
New Construction – Doors and Windows, #2, pg. 49	<i>The architectural appearance of original windows should be used as models for new windows. Changes in the sash, depth or reveal, muntin configuration, frame or glazing is strongly discouraged. New glass should be clear without reflective coatings, to be compatible with original class.</i>	The plans appear to indicate that the new windows will feature divided lights, matching the windows on the original portion of the dwelling. <u>Staff requests that a final window schedule be provided for staff review and approval.</u>
Residential Outbuildings, pg. 51 #1-3	<i>1. Outbuildings, including garages, sheds, gazebos and other auxiliary structures, should be compatible with the design of the primary building on the site, including roof slope and materials selection.</i> <i>2. Newly constructed outbuildings such as detached garages or tool sheds should respect the siting, massing, roof profiles, materials and colors of existing outbuildings in the neighborhood.</i> <i>3. New outbuildings should be smaller than the main residence and be located to the rear and/or side of the property to emphasize that they are secondary structures.</i>	The proposed detached garage with second-story living space features materials that are compatible with the existing dwelling. The proposed roof slope and materials differ from the form of the principal dwelling but are otherwise compatible with other outbuildings found on the surrounding block (see Figure 5). Due to the inclusion of second-story living space, the proposed outbuilding will likely be taller than other outbuildings found on the surrounding block. However, it will remain significantly smaller in size than the principal dwelling.
Administrative Approval for Fences		Proposed fences must meet the standards outlines in the City of Richmond Code of Ordinances. <u>Staff recommends that the final design and material specifications for the proposed fence be submitted to staff for administrative review and approval.</u>

Figures

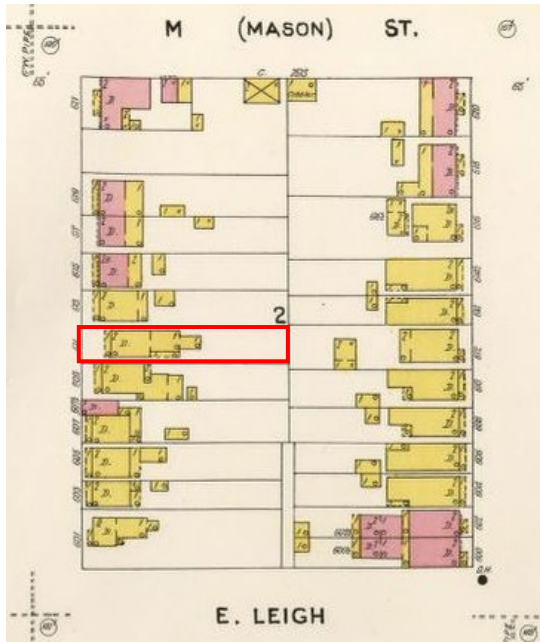


Figure 1. 1905 Sanborn Map

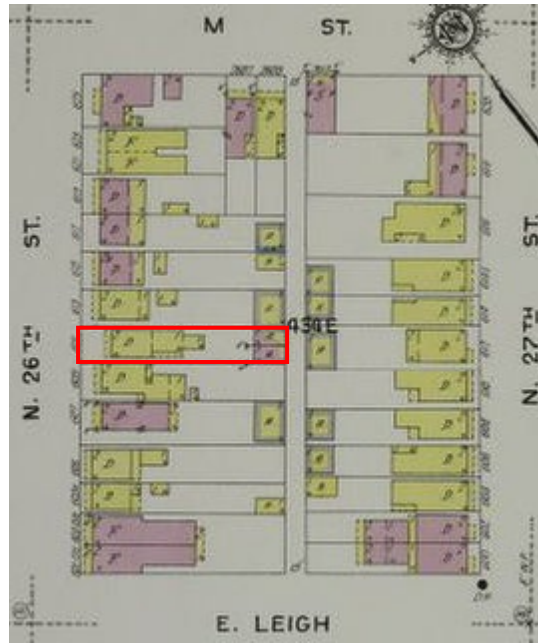


Figure 2. 1924-1925 Sanborn Map



Figure 3. Front Facade



Figure 4. View from Alley



Figure 5. Outbuilding Example Located on the Same Block