



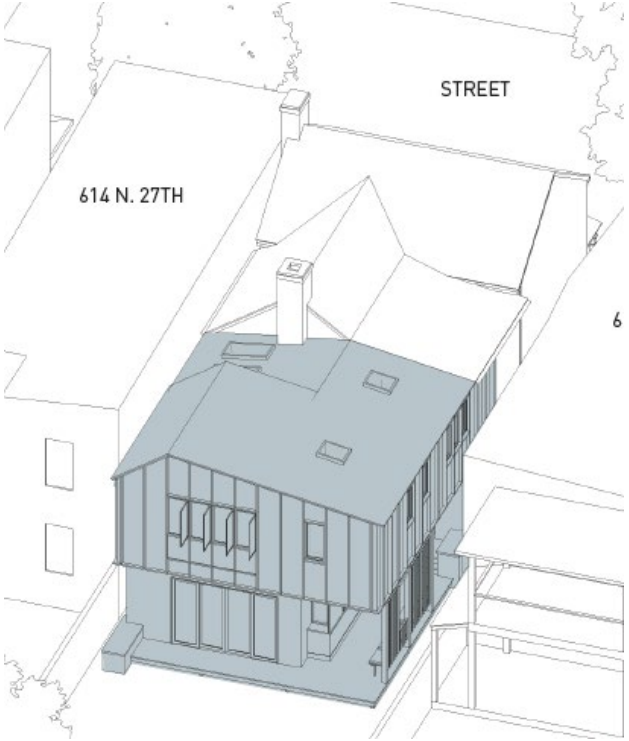
Staff Report
City of Richmond, Virginia



Commission of Architectural Review

COA-103036-2021	Conceptual Review	Meeting Date: 12/21/2021
Applicant/Petitioner	Linnea Gerwig	
Project Description	Demolish a non-original addition and construct a new rear, two-story addition and shed.	
Project Location		
Address: 612 N. 27 th St.		
Historic District: Church Hill North		
High-Level Details: - The applicant proposes to alter the rear of an 1820s Federal Style, three-bay frame house. - The applicant proposes to demolish a non-original rear addition and construct a new two-story addition with a larger footprint in its place. - No changes to the front façade are proposed. - The applicant also proposes to construct a new storage building to the rear of the existing dwelling along the alley. - Minor, in-kind repairs to the front façade are also proposed.		
Staff Contact	Eva Campbell, eva.campbell@RVA.gov , 804-646-7550	
Previous Reviews	None	
Staff Recommendations	Staff recommends the following: - In order to more closely resemble the original fenestration pattern of the original second-story rear facade, the four windows comprising the proposed ribbon window feature on the second-story should be separated into two separate clusters, creating some space between each set of windows. - A final window schedule should 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 proposed rear addition will be subordinate in size to the main building and is located to the rear. The existing dwelling is currently 1,644 square feet. The proposed addition will create an additional 817 square feet, for a total of 2,461 square feet.
Materials, #1, p. 47	<i>Additions should not obscure or destroy original architectural elements.</i>	In order to construct the new two-story addition, the applicant proposes to remove the one-story lean-to, non-original addition. By adding an additional story to the rear addition, most remaining original façade (the upper story) will be destroyed. However, the applicant is proposing to modify the roof form of the proposed addition in the area nearest the existing façade by introducing a light well feature. This will allow some of the original rear façade elements to be discernable, including the roofline and the upper portion of the chimney (pictured below). 
Materials, #2, p. 47	<i>Materials used in new residential construction should be visually compatible with original materials used throughout the district.</i>	The second story of the new addition is proposed to be clad in horizontal fiber cement siding with battens. The first story, which is slightly recessed from the upper story) is proposed to be clad in fiber cement shingles, with some areas sparingly articulated with vertical fiber cement siding. The plans also feature perforated metal shutters on the upper story. If the Commission determines that a contemporary design is appropriate, staff finds that these materials, though not

		traditionally used throughout the district, are generally visually compatible.
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 windows proposed on the rear addition do not follow the fenestration pattern established by the original rear façade and are not typical of the district. This is most notable on the second-story façade. Although the sliding doors proposed on the first-story are not traditionally found in the district, they do follow the general rhythm of the windows on the non-original addition to be demolished. The recessed nature of the first-story façade will also limit the visibility of this feature, and therefore, staff recommends <u>approval of the first-floor fenestration pattern, as proposed.</u> In order to more closely resemble the original fenestration pattern of the second-story rear facade, which featured one window opening on each side of the exterior chimney, <u>staff recommends breaking the proposed ribbon window feature on the second-story into two separate clusters, creating space between each set of windows. Additionally, a final window schedule should be submitted to staff for administrative review and approval.</u> Staff notes that the four windows making up the ribbon window feature have a greater height than windows that are typically found in the district. The applicant is proposing to use a perforated metal panel to obscure the lower portion of each window to give the appearance of a window opening that more closely matches the size of windows found elsewhere on the dwelling and district.
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 applicant is proposing to use single-pane casement windows on the newly proposed addition, which is not a window design that is featured on the existing dwelling. Currently, the front façade of the dwelling features six-over-six, double-hung, sash windows. This differs, however, from the existing rear façade, which features one-over-one sash windows on the lower story and two-over-two sash windows on the upper story. Although single-pane casement windows are not currently reflected on the dwelling and are not typical of the district, the proposed window design is compatible with the contemporary style of the proposed addition. If the Commission determines that a contemporary design is appropriate, staff finds that casement windows may be appropriate on the proposed addition due to their limited visibility and compatibility with the contemporary design.
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</i>	The proposed accessory structure is comparable in massing and form to other outbuildings in the area and is subordinate in size to the principal dwelling. The proposed

	<i>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>	design uses materials that will match the proposed rear façade addition. If the Commission determines that a contemporary design is appropriate for the proposed attached addition, staff recommends approval of the accessory structure, as proposed. Additionally, staff notes that historic maps indicate that accessory structures have been present on the property at various times (see Figures 4-6).
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Figures



Figure 1. Façade photo



Figure 2. Rear façade



Figure 3. View of rear from alley

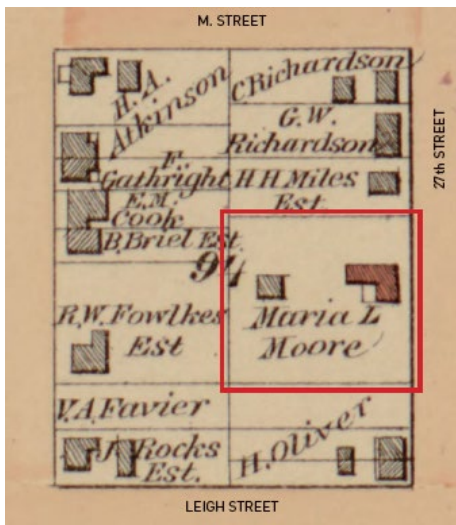


Figure 4. Footprint of original dwelling depicted on F.W. Beers Atlas (c.1877)

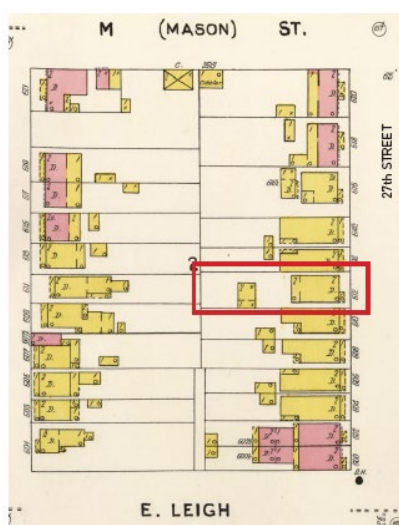


Figure 5. Footprint of dwelling and outbuilding depicted on Sanborn Map (c.1905)



Figure 6. Footprint of dwelling and outbuilding depicted on Sanborn Map (c.1925)