




Staff Report
City of Richmond, Virginia



Commission of Architectural Review

8. COA-112854-2022	Final Review	Meeting Date: 6/28/2022
Applicant/Petitioner	Patricia Bozeman	
Project Description	Construct a rear addition to an existing dwelling.	
Project Location		
Address: 2810 E. Broad St.		
Historic District: St. John's Church		
High-Level Details: The applicant request permission to reconstruct a previously removed rear deck, and to construct a new rear addition with a second story deck. The rear addition will be cantilevered over the basement level entrance, and one rear window on the second floor will be converted into a door for access to the second story deck.		
Staff Recommendation	Approval, with Conditions	
Staff Contact	Alex Dandridge, (804) 646-6569	
Previous Reviews	Previous porch was removed in July 2021, as it had become deteriorated beyond repair and was unsafe. COA requirement was waived.	
Staff Recommendations	<ul style="list-style-type: none"> Rear addition be supported by square brick piers, rather than the proposed square posts, final design submitted to staff for review and approval. Final window schedule be submitted for administrative review and approval. New rear basement door be a simple wood, or wood and glass design, final door specifications submitted to Staff for administrative review and approval. New second story, rear door fit within the existing width of the existing masonry opening. Applicant submit additional information on the exterior rehabilitation of 	

	<p>the existing dwelling in a subsequent COA application to Staff for administrative review and approval.</p> <ul style="list-style-type: none"> • Windows on the existing dwellings be retained and repaired.
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Staff Analysis

Guideline Reference	Reference Text	Analysis
Standards for New Construction, Siting, pg. 46, #1	<p><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></p> <p><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></p>	<p>The proposed rear addition will be subordinate in size to the main dwelling and will be located on the rear.</p> <p>The proposed rear addition will not destroy historic materials that characterize the building. The new work will be differentiated from the historic portion of the main dwelling, as it will be clad in horizontal, cementitious siding, and will feature contemporary handrails with horizontal cables.</p> <p>Based on the images of the original rear porch, and the attached dwelling, Staff was able to determine that the original porch was supported by brick piers.</p> <p>As proposed, the rear addition will be supported by square wooden piers. While not uncommon in the district, to better visually ground the cantilevered rear addition and relate to the original and neighboring rear decks, <u>Staff recommends that the rear addition be supported by square brick piers, rather than the proposed square posts, final design submitted to staff for review and approval.</u></p>
New Construction, Materials & Colors, pg. 53 #2	Materials used in new construction should be visually compatible with original materials used throughout the surrounding neighborhood.	The new addition will feature horizontal cementitious siding and contemporary metal handrails with horizontal cables. Staff finds that horizontal siding is appropriate for the district, and that the metal contemporary handrails aide in differentiating the new addition from the historic portion of the dwelling.
Standards for Rehabilitation, pg. 59, #4	Retain original roof shape, size, materials and related elements including cupolas, chimneys and weather vanes; if replacement is necessary, consideration	The roof of the dwelling will not be altered.

	for use of slate, wood and metal, with respect to color and patterns, should be given.	
New Construction - Doors and Windows, #1, pg. 49	<p>The size, proportion and spacing patterns of door and window openings on a new addition should follow patterns established by the original building.</p> <p>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</p> <p>4. Original masonry openings for doors and windows should be maintained. Infilling original masonry openings is strongly discouraged.</p>	<p>The proposed addition will have a pair of double-hung, 1/1, aluminum clad wood windows. The front façade of the building features paired windows. Staff finds this configuration appropriate. <u>Staff recommends that a final window schedule be submitted for administrative review and approval.</u></p> <p>A new door will be installed within the existing door opening on the basement level of the rear. Based on images submitted by the applicant, the existing rear door does not appear to be original to the dwelling. <u>Staff recommends that the new rear basement door be a simple wood, or wood and glass design, final door specifications submitted to Staff for administrative review and approval.</u></p> <p>In order to allow for access onto the second story deck, one rear window will be converted into a door. This is on a secondary façade, therefore <u>Staff recommends approval of the alteration with the condition that the new second story, rear door fit within the existing width of the masonry opening.</u></p>
Standards for Rehabilitation pg. 59	<p><i>2. Retain original wood features such as cornices, brackets, window and doorway surrounds, sashes and doors. Maintain the 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>While this application focuses on the construction of the new rear addition, on site visit, Staff noticed that the overall condition of the dwellings is poor, and many repairs are needed to the window, front porches, and other wooden architectural elements. Staff believes that most of these repairs can be approved administratively.</p> <p><u>Staff recommends that applicant submit additional information on the exterior rehabilitation of the existing dwelling in a subsequent COA application to Staff for administrative review and approval.</u></p>
Windows, pg. 69	<i>7. Windows should only be replaced when they are missing or beyond repair. Any reconstruction should be based on</i>	<u>Staff recommends that windows on the existing dwellings be retained and repaired.</u>

Figures



Figure 1. Façade photo



Figure 2. Existing rear elevation



Figure 3. Previous rear porch that has been removed.