



Staff Report
City of Richmond, Virginia



Commission of Architectural Review

4. COA-114613-2022	Final Review	Meeting Date: 7/26/2022
Applicant/Petitioner	Sam Tuttle	
Project Description	Construct a new one-story side addition.	
Project Location		
Address: 615 N. 25 th Street		
Historic District: Church Hill North		
High-Level Details: <ul style="list-style-type: none"> The applicant proposes to construct a first-story addition on the rear portion of the side façade (southern) of an existing single-family dwelling. 		
Staff Recommendation	Approval, with Conditions	
Staff Contact	Alex Dandridge, (804) 646-6569, alex.dandridge@rva.gov	
Previous Reviews	None.	
Conditions for Approval	Staff recommends approval of this request with the following conditions: <ul style="list-style-type: none"> Final material and color specification to be submitted to staff for administrative review and approval. A final window schedule be submitted 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>	Staff finds the proposed addition is subordinate in size to the main building. The addition is located on the side of the main building and will project approximately 3 feet from the existing side façade bumpout. The proposed side addition is generally in line with the existing projection of the porch. This new additional is likely to be visible from N 25 th Street.
Materials, #1, p. 47	<i>Additions should not obscure or destroy original architectural elements.</i>	The proposed side addition will obscure some existing architectural elements, including windows and the side of a previously enclosed rear porch. The proposed addition will have a fenestration pattern and roof form consistent with the existing main building, as well as the existing garage and studio.
Materials, #2, p. 47	<i>Materials used in new residential construction should be visually compatible with original materials used throughout the district.</i>	Staff notes that the new construction will have Hardie panel smooth siding painted white, which is generally compatible with other siding materials found in the district. The applicant has noted that the hardi panel on the proposed addition will be painted white so that it is differentiated from the rest of the original dwelling. <u>Staff recommends that final material and color specification to be submitted to staff for administrative review and approval.</u>
New Construction – Doors and Windows, 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.</i> <i>The architectural appearance of original windows should be used as models for new windows.</i>	The size and proportion of the windows on the proposed addition are consistent with the original building. Staff notes that the grouping of the five windows on the side façade is not a common configuration found within the district. However, grouped windows are found elsewhere on the existing dwelling, making this a compatible fenestration pattern. <u>Staff recommends that a final window schedule be submitted for administrative review and approval.</u>
New Construction – Residential	1. <i>Outbuildings, including garages, sheds, gazebos and other auxiliary structures, should be compatible with the design of the primary building on</i>	Staff finds the roof slope and material to be compatible with the primary building on the site.

Outbuildings, pg. 51 #1-2	<p><i>the site, including roof slope and materials selection.</i></p> <p>2. <i>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></p>	
New Construction – Form, pg. 46 #3	<i>New residential construction and additions should incorporate human-scale elements such as cornices, porches and front steps into their design.</i>	Staff finds that the proposed addition uses human-scale elements such as windows and does not alter the current human-scale elements of the main building.
Height, Width, Proportion, and Massing, pg. 47 #1-3	<p>1. <i>New residential construction should respect the typical height of surrounding residential buildings.</i></p> <p>2. <i>New designs that call for wide massing should look to the project's local district for precedent.</i></p> <p>3. <i>The cornice height should be compatible with that of adjacent historic buildings.</i></p>	Staff finds the height of the addition to be respectful of the typical height of surrounding residential buildings. The addition is on the first level of a two-story building. The cornice height is compatible with the main building as well as the adjacent historic buildings.

Figures



Figure 1. Façade photo

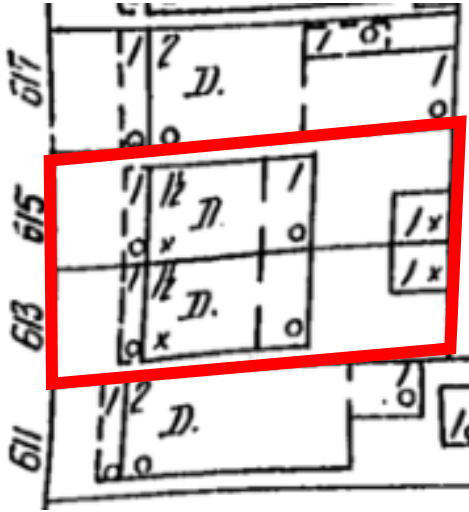


Figure 3. 1905 Sanborn map

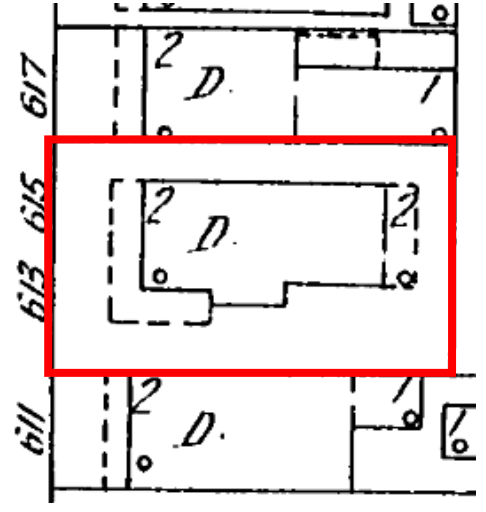


Figure 4. 1924-1925 Sanborn map