



Staff Report
City of Richmond, Virginia



Commission of Architectural Review

5. COA-114615-2022	Conceptual Review	Meeting Date: 7/26/2022
Applicant/Petitioner	Joseph Yates	
Project Description	Construct a new two-story rear addition.	
Project Location		
Address: 516 N. 26 th Street		
Historic District: Church Hill North		
High-Level Details: <ul style="list-style-type: none"> The applicant requests approval to rehabilitate the exterior of a circa 1920 frame dwelling and to construct a two story rear addition. Exterior rehabilitation includes removing existing vinyl siding, and posts, and restoring/replacing in-kind with wood posts and wood siding. Fiber cement siding will be installed on minimally visible elevations. Vinyl windows will be removed and replaced with aluminum clad wood windows. Damaged/deteriorated wooden elements such as the cornice, molding, trim, and sills will be repaired/ replaced in-kind. The applicant proposes to remove a deteriorated, one-story projection from the rear and to construct a two-story rear addition and covered porch. The addition will be as tall as the existing dwelling, and will have a gable roof form, cementitious siding, and aluminum clad wood windows. 		
Staff Recommendation	Conceptual Review	
Staff Contact	Alex Dandridge, (804) 646-6569, alex.dandridge@rva.gov	
Previous Reviews	None.	
Staff Recommendations	<ul style="list-style-type: none"> the new addition be inset at least six inches from the the main dwelling. applicant provide more information on the existing condition of the rear one-story portion of the house, including existing elevation photos. 	

	<ul style="list-style-type: none"> the roof of the main addition be lower than the roof peak of the original, two-story portion of the dwelling. information on the square footage of the new addition, and the square footage of the existing dwelling be submitted with final review applicant submit additional photographs demonstrating that the front porch decking boards are deteriorated beyond repair, and if so, that the composite boards match the existing in width and profile and not feature faux wood grain. the new window proposed for the southern elevation of the existing dwelling have a more contemporary pane configuration to read as a modern alteration, rather than the proposed 4-pane configuration. windows on the proposed addition feature a more simple pane configuration, rather than the proposed 8 pane configuration. the square columns be reduced in dimension or be singular rather than in pairs.
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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>	<p>The applicant is proposing a two-story addition to the rear of the existing dwelling. The proposed addition will be flush with the wall plane of the existing dwelling. To better differentiate the new addition from the original massing of the dwelling, <u>Staff recommends that the new addition be inset at least six inches from the massing of the main dwelling.</u></p> <p>To make room for the addition, a rear, “L-shaped” one story portion of the dwelling will be demolished. The applicant’s report states that the existing rear one-story portion of the dwelling is in disrepair, and most of its interior and exterior historic fabric has been removed.</p> <p>City Assessor’s records indicate that there was a fire in the late 1970’s that condemned the dwelling, and it was gutted and boarded up until the mid-1980’s when the fire damaged areas were repaired. It is unclear from the</p>

		<p>assessor's record which portion of the dwelling was impacted by the fire, but this evidence would confirm that substantial alterations to the historic fabric of the dwelling have already been undertaken.</p> <p>Based on the 1924-1925 Sanborn Maps Staff was able to determine that the rear one-story portion of the dwelling is likely original, and that the shorter portion of the this "L-shaped projection was an open porch, but enclosed sometime after 1950.</p> <p><u>Staff requests that the applicant provide more information and documentation on the existing conditions of the rear one-story portion of the house, including existing elevations.</u></p> <p>According to the applicant's report, the new addition would be approximately 10 feet longer than the existing rear projection. The addition appears quite large, and is the same height as the existing dwelling.</p> <p><u>Staff recommends that the roof of the main addition be lower than the roof peak of the original, two-story portion of the dwelling.</u></p> <p><u>Staff recommends that information on the square footage of the new addition, and the square footage of the existing dwelling be submitted with final review</u></p> <p>During conceptual discussion, staff recommends that the Commission consider the proposed size of the new addition in relation to the remaining original dwelling, as well as consider the merits of the proposed demolition of the rear portion of the dwelling.</p>
Materials, #1, p. 47	<i>Additions should not obscure or destroy original architectural elements.</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.
Materials, #2, p. 47	<i>Materials used in new residential construction should be visually compatible with original materials used throughout the district.</i>	The exterior rehabilitation of the front façade will include the removal of all vinyl siding and columns and the installation of wood siding and wooden posts. Side elevation will be re-

		<p>clad with cementitious siding, and the new addition will be clad in cementitious siding.</p> <p>The front door will be replaced with a new wood and glass door, and all vinyl windows will be replaced with aluminum clad wood windows.</p> <p>The front porch stairs and decking boards will be replaced with composite wood. <u>Staff recommends that the applicant submit additional photographs demonstrating that the front porch decking boards are deteriorated beyond repair, and if so, that the composite boards match the existing in width and profile and not feature faux wood grain.</u></p> <p>The front porch railing is proposed to be removed and replaced with a simple aluminum rail. Based on photographic documentation, the original railing was removed by a previous owner, years ago.</p>
<p>New Construction - Doors and Windows, pg. 49</p>	<p><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></p> <p><i>The architectural appearance of original windows should be used as models for new windows.</i></p>	<p>A new window opening will be added to the south elevation of the dwelling. This window will be smaller than the existing, original opening on the dwelling. <u>Staff Believes that this window will be minimally visible, however recommends that the new window proposed for the southern elevation of the existing dwelling have a more contemporary pane configuration to read as a modern alteration, rather than the proposed 4-pane configuration.</u></p> <p>The applicant is proposing casement windows of varying sizes on the rear addition. Staff notes that these windows are not similar in appearance dimension to original window styles seen throughout the district, however no original windows are left on the dwelling. <u>Staff recommends that the windows on the proposed addition feature a more simple pane configuration, rather than the proposed 8 pane windows.</u></p>
<p>New Construction - Form, pg. 46 #3</p>	<p><i>New residential construction and additions should incorporate human-scale elements such as cornices, porches and front steps into their design.</i></p>	<p>Staff finds that the proposed addition uses human-scale elements such as a rear covered porch and does not alter the current human-scale elements of the main building. Aluminum railings and PVC columns will be used as materials for the rear porch.</p>

Height, Width, Proportion, and Massing, pg. 47 #1-3	<ol style="list-style-type: none"> 1. <i>New residential construction should respect the typical height of surrounding residential buildings.</i> 2. <i>New designs that call for wide massing should look to the project's local district for precedent.</i> 3. <i>The cornice height should be compatible with that of adjacent historic buildings.</i> 	Staff finds the height of the addition to be respectful of the typical height of surrounding residential buildings.
Porches, Doors, and Entrances, Typical Porch and Door Types, pg. 100	<i>Full-Width, One-Story Porches Full-width, one-story porches are typical in City Old and Historic Districts. Columns and decorative details vary according to style.</i>	The proposed rear addition will feature a full width, one-story porch with a pitched roof and paired, square, PVC columns. The square posts appear to have a more substantial dimension than that of other rear porches in the district, and the pairing of square columns is not a common design of found in the district. <u>Staff recommends that the square columns be reduced in dimension or be singular rather than in pairs.</u>
Standards for Site Improvements; pg. 77	5. Mature trees contribute to the character of Old and Historic Districts, provide visual interest, reduce the negative impacts of parking areas and ease the effects of temperature and wind conditions. Every effort should be made to preserve and maintain them.	Staff notes that there appear to be a few large trees in the rear yard of the property. It is unclear to what extent they may be impacted by the new addition.

Figures



Figure 1. Façade photo



Figure 2. Photo approx. 1954

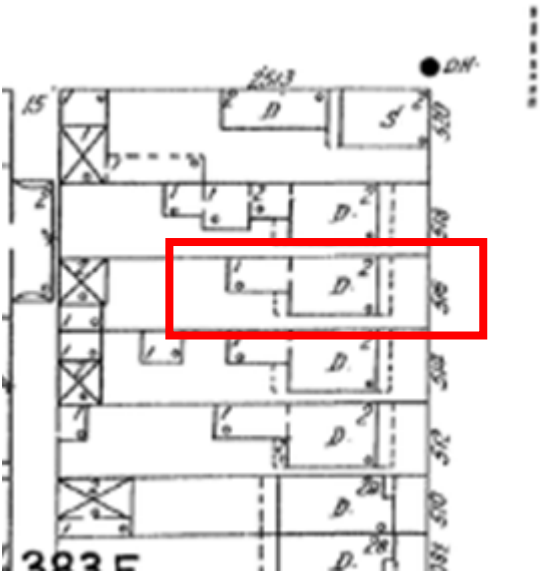


Figure 3. 1924-1925 Sanborn map



Figure 4. Rear yard as seen from the alley.



Figure 5. Rear yard as seen from Leigh Street.