



Staff Report  
City of Richmond, Virginia



Commission of Architectural Review

6. COA-120499-2022	Final Review	Meeting Date: 11/22/2022
Applicant/Petitioner	Jessie Gemmer	
Project Description	Construct a rear addition.	
Project Location		
Address: 15 N 29 <sup>th</sup> St		
Historic District: St. John's Church		
<p>High-Level Details:</p> <p>The applicant requests approval to construct a two-story 400 square foot addition onto the rear of an 1870's brick, Italianate dwelling.</p> <p>The new addition will be constructed onto a frame 2006 addition, expanding the foot print of the dwelling approx. 7.5' on the first level, and 15' on the second level. The addition will be as wide as the existing house.</p> <p>Addition will be clad in smooth fiber cement siding and will have a grouping of aluminum clad wood casement and fixed windows on first and second floor.</p> <p>A new window and door are proposed on the rear garage, however these alterations will not be visible from the public way.</p> <p>No alterations are proposed for the front façade.</p>		
Staff Recommendation	Approval, with Conditions	
Staff Contact	Alex Dandridge, <a href="mailto:alex.dandridge@rvagov.com">alex.dandridge@rvagov.com</a> , (804) 646-6569	
Previous Reviews	The Commission approved the existing rear garage in 1986 and the existing rear addition in 2006.	
Conditions for Approval	<ul style="list-style-type: none"> <li>Final color selections be submitted for administrative review and approval.</li> <li>First and second floor windows have a consistent pane configuration with true SDL's</li> </ul>	

## Staff Analysis

Guideline Reference	Reference Text	Analysis
Siting #1, pg. 46	<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 a building is preferred.</i>	<p>The main building is 1,936 Square feet, and the proposed addition will be a total of 400 square feet. The proposed addition is subordinate in size to the main building.</p> <p>The addition will not be inset from the face of the historic brick portion of the building, however Staff believes the differentiation between the material of the addition and the original building adequately differentiate it from the original.</p> <p>The design of the addition is modest and only features a couple architectural flourishes including a metal trellis and a modern rear porch overhang. Staff finds the rear addition to be inconspicuous.</p>
Materials, #1, p. 47	<i>Additions should not obscure or destroy original architectural elements.</i>	The addition will be constructed onto the rear of a 2006 frame addition. No original architectural elements will be obscured or destroyed.
Materials, #2, p. 47	<i>Materials used in new residential construction should be visually compatible with original materials used throughout the district.</i>	<p>The addition will be clad in smooth, horizontal, fiber cement siding, will have aluminum clad wood windows, composite trim, and composite tongue and groove rear decking boards, stairs and hand rails. Staff finds that the proposed materials are visually compatible with original materials used in the district.</p> <p>The 2006 rear addition is clad in horizontal siding with a faux wood grain. The applicant proposes to replace that siding with smooth fiber cement horizontal adding to match the new addition.</p> <p>New rear deck and rear yard will not be visible due to the existing garage and rear fence.</p> <p><u>Staff recommends that final color selections be submitted for administrative review and approval.</u></p>
New Construction – Doors and Windows, pg. 49	<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>The rear elevation of the new addition will feature groupings of aluminum clad wood casement and fixed windows.</p> <p>The second story will be a grouping of 5 windows with a six-pane configuration, while the first story will be a grouping of four windows with an 8-pane configuration. <u>Staff recommends that the first and second floor windows have a consistent pane configuration with true SDL's</u></p>

		There is not a consistent window design on the existing building, however, most of the windows do have divided lights.
Window Replacement and/or Reconstruction #8, pg. 69,	<i>The number, location, size or glazing pattern of windows should not be changed by cutting new openings, blocking out windows or by installing replacement sash that do not fit the original window. Changes to existing windows or the addition of new windows along a secondary elevation will be considered by the Commission on a case-by-case basis.</i>	A new window is proposed for the south elevation of the existing rear garage. The new window will match the design of the existing windows and will have a matching stone header. Staff supports this alteration as it is minimally visible from the public way and the garage is not original to the site.

## Figures



Figure 1. Historic Image – 1950's



Figure 2. View of rear from alley.



Figure 3. View of the rear from alley.



Figure 4. View of rear from inside rear yard.