

9. COA-090098-2021

PUBLIC HEARING DATE

April 27, 2021

PROPERTY ADDRESS

128 West Clay Street

DISTRICT

Jackson Ward

APPLICANT

C. Chambliss

STAFF CONTACT

C. Jones

Commission of Architectural Review

STAFF REPORT

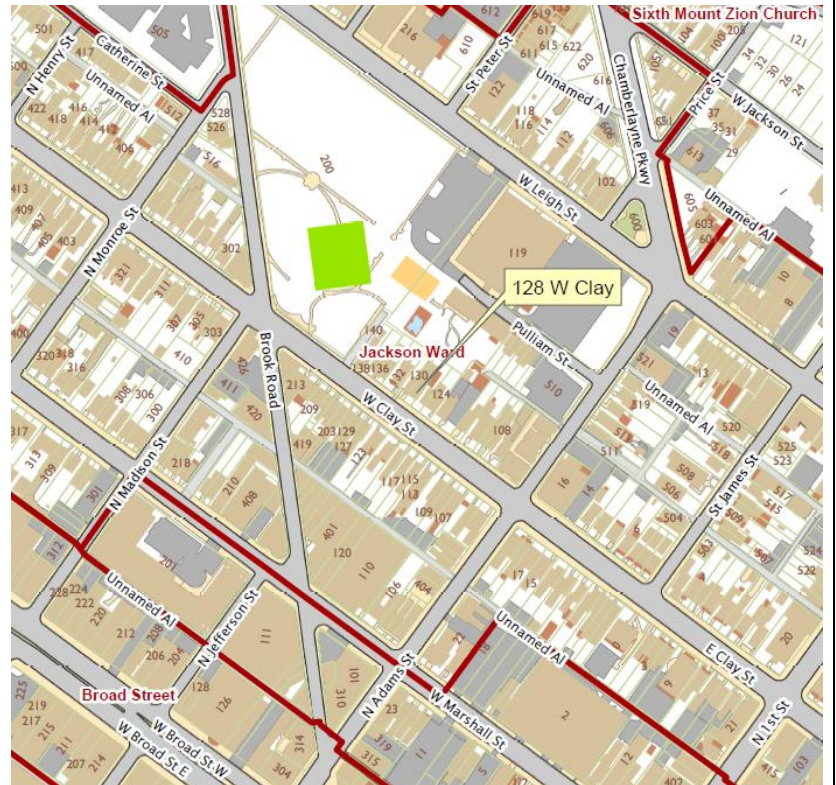


PROJECT DESCRIPTION

Add a rooftop addition and deck to an existing two-story building.

PROJECT DETAILS

- The applicant proposes to add a one-story addition and railing to the rooftop of an existing ca. 1890 semi-attached house. The house currently has a three-bay front section with a shed roof and a two-bay rear section with a gable roof.
- The addition will be 30' by 12'-6", 8' in height, and placed on top of the rear gable section. The deck will be at the rear of the roof.
- The addition will be clad in fiber cement siding with casement windows and a pair of large doors to provide access to the deck.
- The applicant also proposes a new two-story rear porch and a side deck.



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CONCEPTUAL REVIEW

The applicant is seeking **Conceptual Review** for this project. Conceptual review is covered under Sec. 30-930.6(d) of the City Code: The commission shall review and discuss the proposal with the applicant and make any necessary recommendations. Such Conceptual Review shall be advisory only. Commission staff reviewed the project through the lens of the "Standards for New Construction" on pages 44, and 46-56 of the Richmond Old and Historic District Handbook and Design Review Guidelines utilizing the Guidelines presented below.

PREVIOUS REVIEWS

The Commission has not previously reviewed this application.

SURROUNDING CONTEXT

The surrounding area is a mix of free-standing, semi-attached, and attached masonry residences. The majority of the buildings are two stories, though the overall height of the buildings varies. Common decorative details includes cornice lines with panels and brackets, cast iron porch supports, and one-story full-width porches.

STAFF COMMENTS

- Staff recommends that the exterior color of the rooftop addition be a light color
- Staff recommends increasing the size of the windows, or adding more glazing, to reduce the appearance of the addition
- Staff requests clarification of any new openings
- Staff recommends that final material specifications be submitted

STAFF ANALYSIS

Standards for New Construction, Siting, pg. 46, #1

1. 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.

The applicant proposes to construct an approximately 360-square-foot addition on top of the rear section of a two-story building. Staff believes that due to the height of the existing building and the location of the proposed addition, with a deep setback from West Clay Street, it will be minimally visible from the surrounding area.

Standards for New Construction, Form, pg. 46, #2

2. New residential construction should maintain the existing human scale of nearby historic residential construction in the district.

Staff finds that the small rooftop addition will not substantially alter the form or the human scale of the existing building.

Standards for New Construction, Height, Width, Proportion, & Massing, pg. 47

1. New residential construction should respect the typical height of surrounding residential buildings.

The proposed rooftop addition will be eight feet in height at the low point. Staff finds that while this will add height to the existing building, the addition will be minimally visible due to the setback and will not visually overwhelm the existing building or the surrounding area.

Standards for New Construction, Height, Width, Proportion, & Materials and Colors, pg. 47, #s2-3

*1. Additions should not obscure or destroy original architectural elements.
2. Materials used in new residential construction should be visually compatible with original materials used throughout the district.
3. Paint colors for new additions should complement the historically appropriate colors used on the primary structure. Paint colors used should be similar to the historically appropriate colors already found in the district.*

The applicant proposes to build a deck structure over the existing roof. Staff recommends that the roof slope remain intact with the new rear roof deck.

Proposed materials include fiber cement siding, vertical slat railings, and aluminum clad windows. Staff finds that the proposed materials are in keeping with materials found on additions in the district. Staff recommends the exterior color of the rooftop addition be a light color.

New Construction, Doors and Windows, pg. 49, #1

1. 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.

The applicant proposes small casement windows on the new addition. Staff recommends increasing the size of the windows, or adding more glazing, to reduce the appearance of the addition.

New Construction, Porches and Porch Details, pg. 49, #3

3. New porch railing designs, compatible with the overall design of the building, will also be considered.

Staff finds the vertical slat railing design appropriate for the contemporary design of the rooftop deck.

New Construction, Decks, pg. 51 #1-3

1. Decks should not alter, damage or destroy significant site elements of the property.
2. Decks should complement the architectural features of the main structure without creating a false historical appearance. Decks should be painted or stained a neutral color that complements one or more of the colors found on the main structure.
3. Deck design may include vertical picket balustrades or contemporary railing that is in scale with the house and the deck.

The applicant proposes to construct a two-story porch and deck on the rear and side of the building. Staff finds the proposed location is not highly visible from the surrounding area, as there is not a rear alley. While the Guidelines do not specifically address the construction of a rear porch and second-story deck, the application generally meets the Guidelines for new construction and decks, as it is located at the rear of the dwelling and is subordinate in size. Staff notes that the applicant will likely need to add a new door on the second floor and requests clarification of any new openings in a subsequent application.

Materials specifications were not included on the submitted plans. Staff recommends final material specifications be submitted in a subsequent application.

FIGURES



Figure 1. 128 W. Clay Street, on right.



Figure 2. View west along West Clay Street towards 128 W. Clay.



Figure 3. View east along West Clay Street towards 128 W. Clay.



Figure 4. View towards the rear of 128 W. Clay from the partial alley. The two-story brick building is behind 122 W. Clay Street.