

**COMMISSION OF ARCHITECTURAL REVIEW  
STAFF REPORT  
October 24, 2017, Meeting**

12. **COA-021096-2017** (Ridge Point Real Estate)

**812 Jessamine Street  
Union Hill Old and Historic District**

**Project Description:**

**Rehabilitate the exterior of home  
and add a 2<sup>nd</sup> story rear addition.**

**Staff Contact:**

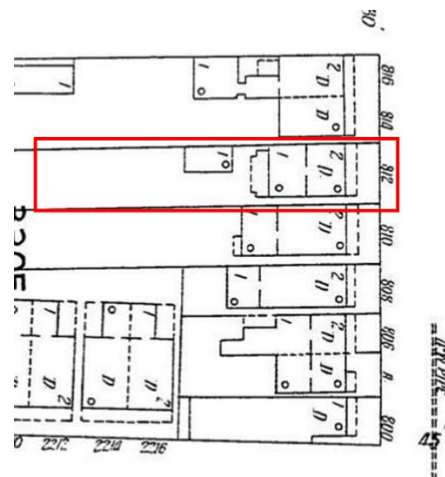
**M. Pitts**

The applicant requests approval to construct a second story addition at the rear of a two story Greek Revival frame home in the Union Hill Old and Historic District. Though the project description indicates the project is receiving rehabilitation tax credits, no details of any approvals from the Department of Historic Resources have been provided.

The existing home is a 2-story, 3-bay shallow gable-roofed frame dwelling with a box cornice. As seen in the earliest Sanborn map from 1905, the home was a two story structure with a single story rear wing and a side porch. Staff believes the existing single story gable roof section is what is shown in the 1905 Sanborn. Later Sanborn maps show the side porch was enclosed, and it appears the bathroom which projects past the rear wall was added after 1952. Though there is no rear alley behind the structure, the rear of the home is visible from both Burton and Cedar Streets.



1905 Sanborn Map



1925 Sanborn Map

The applicant came before the Commission on August 22, 2017, for review of a proposed addition and for the restoration of the siding and front porch. The applicant proposed to retain the existing building walls and add a second story frame addition above the existing first story at the rear. The Commission partially approved the application by approving the rehabilitation of the existing structure and deferring review of the proposed addition. The Commission deferred review

of the proposed addition to allow the applicant the opportunity to work with staff to address staff's and the Commission's concerns with the proposed design and how it relates to the existing building. Specifically, the Commission recommended that the applicant consider an alternative roof form, maintain the chimney, and differentiate the new construction from the existing structure.

The applicant has responded to the Commission's concerns as follows:

- The proposed second floor will be inset 3 feet from the existing north and south building walls.
- The roof form of the addition has been changed from a gable to a shed roof to be clad in TPO.
- The project description and the floor plans show the existing chimney will remain. The elevations do not show the existing chimney.

**Staff recommends partial approval of the project with conditions.** The *Richmond Old and Historic District Handbook and Design Review Guidelines* state that additions should be subordinate to the primary structure and located at the rear of the property (pg. 46, Siting #1). The proposed addition is located at the rear of the structure and has been reduced in size to be clearly subordinate to the existing home. Though the roof forms of the existing single story additions will not continue to read as they do currently, the applicant has modified the plans to allow the footprint of the existing additions to read as a distinct element as the proposed addition will be inset from the existing north and south building walls. The Guidelines note that additions should not obscure or destroy original architectural elements (pg. 47, Materials & Colors #1). Though the floor plans and project description indicate the existing chimney will remain, the elevations do not include this chimney which is a significant architectural feature when viewing the house from Cedar Street as it projects well above the existing roof. Staff recommends accurate elevations to include the existing chimney be submitted for administrative review and approval. In general, staff finds the proposed small addition with the following conditions responds to the Commission's concerns:

- The fiber cement siding be smooth and unbeaded.
- Paint colors be submitted for administrative review and approval.
- The windows be wood or aluminum clad wood windows.

It is the assessment of staff that, with these conditions, the application is partially consistent with the Standards for Rehabilitation and New Construction outlined in Sections 30-930.7 (b) and (c) of the City Code, as well as with the *Richmond Old and Historic Districts Handbook and Design Review Guidelines*, specifically the pages cited above, adopted by the Commission for review of Certificates of Appropriateness under the same section of the code.