

**COMMISSION OF ARCHITECTURAL REVIEW  
STAFF REPORT  
July 26, 2016 Meeting**

9. **CAR No. 16-115** (C. Dykshorn) **125 North 25<sup>th</sup> Street**  
**St. John's Church Old and Historic District**

**Project Description:** **Construct a rear addition**

**Staff Contact:** **M. Pitts**

This application to construct a two-story addition on the rear of a dwelling located in the St. John's Church Old and Historic District was reviewed conceptually on May 24, 2016. The existing dwelling was constructed in two phases. The two-story side-gable portion fronting on 25<sup>th</sup> Street was constructed in 1849 and a two-story shed roof addition was added to the east (rear) elevation ca. 1890. A small, one-story mud room addition was constructed on the rear elevation in 2007. During the conceptual review, the Commission was generally favorable in its comments but requested additional details for final review of the project. The Commission encouraged the applicant to proceed with a contemporary design to differentiate the proposed addition from the historic structure.

The following modifications have been made to the project since the project's conceptual review:

- The existing 2007 rear vestibule will be demolished and replaced with a narrow single story addition which will project 3'-7 ½" from the 1890's portion of the house. A 2<sup>nd</sup> story flat seam metal roof projection painted Roycroft Copper Red will be constructed over this portion of the addition.
- The proposed two story pavilion was reduced in size to 16'-2" by 17'-6" and will be approximately 23' in height which is below the height of the ridge on the 1849 portion of the house. The applicant has opted to pursue a completely glass structure rather than the alternative rendering presented during the conceptual review where the south facing side wall was solid.

A complete application was submitted containing dimensioned plans, elevations, and site plan. Drawings for details were also included with a complete list of materials and colors.

The applicant is seeking final approval for the design. Commission staff reviewed the project through the lens of the "Standards for New Construction: Residential" on pages 44 and 45 of the *Richmond Old and Historic District Handbook and Design Review Guidelines* and the resulting comments follow.

**Staff recommends approval of the project.** The proposed infill project appears generally to be in keeping with the Standards for New Construction outlined in the *Guidelines*. The *Guidelines* note that additions should be subordinate in size to their main buildings and as inconspicuous as possible (pg. 44, Siting #1). The proposed addition is located at the rear of the structure and smaller in scale than the historic home. Though the addition will be visible approaching the home travelling north on North 25<sup>th</sup> Street, the addition will be at a lower height than the 1849 portion of the house.

The *Guidelines* state that additions should not obscure or destroy original architectural elements (pg. 45, Materials & Colors #1). The proposed addition does not alter any element of the 1849 portion of the home. Staff supports the demolition of the 2007 vestibule as this portion of the home is not original nor has it acquired historic significance in its own right. The addition will alter elements primarily on the 2<sup>nd</sup> story of the 1890 portion of the home. The applicant is proposing to alter openings on the south and east elevations of this portion of the structure. Though staff believes the 1890 addition has obtained historic significance in its own right, the applicant has stated that this addition has been altered through the years including modifications to openings. Staff supports the proposed alterations to this portion of the structure as the applicant proposes to maintain the historic massing which will be visible through the transparent addition.

The *Guidelines* state that new construction should be compatible with the historic features that characterize their setting and context while being discernible from the old (pg. 44). The simplicity of the design is compatible with the simplicity and lack of ornamentation of the 1849 dwelling. It is clearly differentiated but compatible with the historic features that characterize its setting and context.

It is the assessment of staff that the application is consistent with the Standards for New Construction outlined in Section 30.930.7(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 code.