

**COMMISSION OF ARCHITECTURAL REVIEW
STAFF REPORT
July 22, 2014 Meeting**

8. **CAR No. 14-76** (NoVa Ventures XI) **3107 E. Marshall Street
St. John's Church Old & Historic District**

Project Description: **Construct new rear addition**

Staff Contact: **W. Palmquist**

The applicant requests permission to construct a new 2nd floor addition at this property in the St. John's Church Old & Historic District. The rear addition will be approximately 140 sq. ft. and be situated above the existing kitchen on the 1st floor. This work is being done as part of a larger project to rehabilitate the house in accordance with The Secretary of Interior's *Standards for Rehabilitation*. The addition should not be visible from any direction, with the exception of a rear alley that runs behind the property. However, this view is obscured by a fence and vegetation.

The proposed addition will be approximately 10' in width and 15' 6" in length, and will provide a full bath and walk-in closet. The addition will be offset slightly from the rear one-story kitchen, but will be flush with the eastern façade. While the existing exterior is finished with asbestos siding, the new addition will be finished in smooth hardiplank siding. The addition will be covered by a new membrane roof. A solid wood, single pane, double hung window will be installed at the addition's rear elevation

Staff recommends approval of the project with a condition. The *Richmond Old and Historic Districts Handbook and Design Review Guidelines* states that new additions should be subordinate in size to the main structure and should not destroy important architectural features (pp. 44-45). The proposed addition will clearly be subordinate to the main structure as it will not exceed the footprint of the kitchen below, nor exceed the height of the main structure.

Staff recommends that for consistency, the new window's grid pattern match that which is existing on similar windows found on the structure, or on those that will be installed where windows are currently missing

It is the assessment of staff that, with the condition noted above, the work outlined in the proposal complies with the Standards for New Construction outlined in Section 114-930.7(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 the code. Staff recommends that any changes required by the National Park Service or the Virginia Department of Historic Resources for tax credit purposes be deferred to Commission staff for final review and approval.