

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

6. **CAR No. 17-001** (B. Lewis) **2804 East Leigh Street
Church Hill North Old and Historic District**

Project Description: **Construct an addition at the rear of a home.**

Staff Contact: **M. Pitts**

The applicant requests approval to construct an addition at the rear of a home in the Church Hill North Old and Historic District. Currently, the home has a two story porch at the rear. The existing first story porch is a screened porch. The applicant is proposing to replace the 1st story screened porch with a single story addition clad in fiber cement siding which will project approximately 12 feet from the rear of the home. The proposed addition will have a standing seam metal shed roof and a wooden landing with stairs to access the rear yard. The applicant is proposing one 1/1 wooden window on each elevation and a six panel wood door to the landing. The second story porch shall remain with the existing decking replaced with synthetic decking. Though there is no alley at the rear of the structure, the north and west elevations of the proposed addition will be visible from North 28th Street.

Staff recommends approval of the project with conditions. The *Richmond Old and Historic Districts Handbook and Design Review Guidelines* state that additions should be subordinate to their main structure and be as inconspicuous as possible (pg. 44, Siting #1). The applicant proposes to construct a small addition at the rear of the structure. The *Guidelines* note that additions should not destroy original architectural elements (pg. 45, Materials & Colors #1). The existing two story porch appears to have been altered over the years to include new railings and enclosing the first story. As this is an altered structure and the 2nd story with its roof will remain, staff supports the replacement of the first story screened porch with the proposed small addition. The *Guidelines* note that new additions should be differentiated from the old and compatible with the property and the district (pg. 5, #9). Staff finds the proposed use of lap siding differentiates the new construction as the primary structure is brick. Additionally, the proposed siding is a material that is compatible with the frame buildings found throughout the district. Staff recommends the proposed siding be smooth and unbeaded. The applicant proposes to paint the addition Retreat, a grey green color, which is an appropriate color for the Colonial Revival structure. Staff recommends the proposed porch railing be a standard Richmond rail design that is more compatible with the district, or the proposed pickets be placed on the inside of the handrail for a more finished appearance.

It is the assessment of staff that the application, with the acceptance of the noted conditions, is consistent with the Standards for New Construction outlined in Sections 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 page cited above, adopted by the Commission for review of Certificates of Appropriateness under the same section of the code.