

**COMMISSION OF ARCHITECTURAL REVIEW
STAFF REPORT
March 22, 2016 Meeting**

12. **CAR No. 16-043** (B. Corbett)

**865 North 22nd Street
Union Hill Old and Historic District**

Project Description:

Reconstruct rear addition

Staff Contact:

K. Chen

The applicant seeks approval to reconstruct a two-story addition at the rear of a residential structure in the Union Hill Old and Historic District. An exploratory demolition permit was approved in October 2015. This investigation exposed extensive water and termite damage to a degree that City building code officials required the demolition of the addition.

The applicant proposes to reconstruct the addition using the same footprint and the elevations will exactly matching the appearance of the former addition. The new foundation will have a brick face that matches the existing brick foundation as closely as possible. Siding and trim will be white pine or fir to match the existing. Windows will be aluminum clad wood simulated divided light sash to match the existing windows as closely as possible.

Staff recommend approval of the project with a condition. The *Richmond Old and Historic Districts Handbook and Design Review Guidelines* offers guidance on page 43 for the reconstruction of vanished buildings and architectural features. In accordance with the *Guidelines* the proposed addition is based on solid evidence and duplicates the original materials, form, and appearance. Staff recommends that the approval is conditioned upon the submission and administrative approval of final colors.

It is the assessment of staff that the project is consistent with the Standards for rehabilitation in Section 30-930.7 (b) of the City Code and with the additional Standards for Rehabilitation on page 43 of the *Richmond Old and Historic Districts Handbook and Design Review Guidelines*, adopted by the Commission for review of certificates of appropriateness under the same section of the code.