



Commission had multiple concerns regarding the project design which are summarized below:

- Commissioners had concerns that the proposed porch enclosure was not appropriate as the porch is a major feature of the property and enclosing the porch changes the feel of the building. Additionally, the Commission had concerns that the applicant was proposing to demolish the bearing wall behind the porch.
- Commissioners noted that the proposed addition was too massive and did not step down like other buildings in the District.
- With the massive addition and extending the building to the alley, the balance between the subject building and the attached dwelling is lost. A shorter addition may be more appropriate.
- Commissioners inquired about the location of trash receptacles and mechanical equipment.

In response to the Commission's and staff's concerns, the applicant has revised the plans as follows:

- Retained more of the bearing wall behind the proposed porch enclosure.
- Reduced the height of the addition from four to two stories.
- Shortened the proposed addition and garage. The rear wall is proposed to be approximately 7'-8" off of the alley.
- At the location of the existing side door, the applicant removed the previously proposed round window and replaced the brick wall with glazing and a door.
- Presented two alternatives for the porches off of the existing rear building wall. Each alternative includes minimal differences in detailing in the porch enclosure.
  - A second story balcony with a metal awning and cable railing
  - A full elevation second story covered porch with boxed columns and wooden Richmond rail to match the rear porch of the adjacent structure.

CAR staff has forwarded the proposal to zoning staff, but has not received any comments and is unable to advise the Commission as to whether the proposal meets underlying zoning requirements.

The applicant is seeking **Conceptual Review** for this project. Conceptual review is covered under Sec. 30-930.6(d) of the City Code: The commission shall review and discuss the proposal with the applicant and make any necessary recommendations.

**Porch Enclosure:** During conceptual review, the Commission raised serious concerns about the removal of the open two story porch as it is a highly visible character defining feature of this prominent corner structure, and the *Guidelines* state not to enclose porches on primary elevations (pg. 69, #12). Though the porch details have been altered and replaced through the years, there has historically been a two-story open porch at the location of the existing porch. The

applicant responded to some of the Commission's concerns by retaining portions of the bearing wall. Though the design of the porch enclosure meets the Commission's Guidelines as it utilizes expanses of glazing and elements replicating porch details, staff has concerns about enclosing this prominent side porch as per the Commission's corner guidelines the side elevation should be treated as a primary elevation.

**Replacement of Existing Side Door:** The applicant has addressed staff's concerns about the replacement of the side entrance with a brick wall and round window by removing the round window and including a door at this location.

**Addition/Garage:** The *Guidelines* state that additions should be subordinate to their main structure and be as inconspicuous as possible (pg. 44, Siting #1). The applicant has responded to the Commission's concerns regarding the massing and scale of the addition by reducing its height to two stories which is consistent with the development of the site as historically only 2-story structures have stood at the rear of the property. The *Guidelines* note that the design of garages should relate to the primary structure and outbuildings in the district (pg. 48). The proposed 2-story garage is consistent with brick carriage houses found in the district and the demolished carriage house at the subject property and is compatible with the primary structure. The historic carriage house at the site had openings that engaged East Franklin Street. Staff encourages the applicant to consider openings on the East Franklin Street elevation to maintain the human scale along the street and utilize the historic curb cut.

**Rear Porches:** The Commission's Guidelines note that the new construction should use a building form compatible with that found elsewhere in the District (pg. 44, Form #1). Staff finds the alternative with the rear porch that expands the width of the structure is a building form found in the district as is evident in the similar design of the rear porch on the attached home. Staff has concerns that the proposed balcony alternative is not a porch design found on single family homes in the district. As the rear of the structure will be highly visible from the public right of way, staff recommends the alternative with the full elevation porch.

The following items will need to be included for final review:

- Dimensions for windows, doors, and railing
- Material details for the garage door
- Fully dimensioned elevations from East Franklin Street and the alley