

**COMMISSION OF ARCHITECTURAL REVIEW
STAFF REPORT
July 25, 2017, Meeting**

10. **COA-019832-2017** (S. & B. Leeth) **2703 East Grace Street
St. John's Church Old and Historic District**

Project Description: **Construct a rear addition on a single family home.**

Staff Contact: **M. Pitts**

The applicant requests approval to construct a small single story addition at the rear of a Greek Revival home in the St. John's Church Old and Historic District. The property has been altered over time to include a two story addition and the partial enclosure of the porch at the rear. The applicant is proposing a single story addition with an English basement to the south of the existing porch enclosure. The rear building wall of the proposed addition will align with the rear building wall of the existing addition. The applicant proposes a metal shed roof to match that of the existing porch roof and proposes to clad the structure in fiber cement siding. The proposed addition will have a triple window, and one first story window on the existing addition will be replaced with a smaller window. All windows are proposed to be wood with true divided lites. Historic Richmond holds an easement on this property and has been in contact with the applicant regarding the proposed changes.

Staff recommends approval of the project with conditions. The proposed addition is generally in keeping with the Commission's Guidelines for New Construction found on pages 44-46 of the *Richmond Old and Historic District Handbook and Design Review Guidelines*. 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 proposed the addition at the rear of the structure. The proposed addition will be minimally visible from the public right of way due to the presence of an existing privacy fence. The *Guidelines* note that additions should not destroy original architectural elements (pg. 45, Materials & Colors #1). The proposed addition alters only the 1980s portion of the home and will not impact the historic structure. The applicant is proposing to use materials compatible with the frame home including fiber cement siding and wood windows. Staff recommends the fiber cement siding be smooth and without a bead. Staff recommends at the intersection of the new addition with the existing addition at the rear wall, the applicant install vertical trim similar to the existing corner board to distinguish the new addition from the previous addition. The *Guidelines* note that changes to existing windows on secondary elevations will be considered by the Commission on a case-by-case basis (pg. 65, #8). As the proposed existing window opening to be modified is at the rear, is minimally visible, and is a modern replacement window; staff supports the proposed replacement of this window with a smaller window.

It is the assessment of staff that with these conditions, the application is consistent with the Standards for Rehabilitation and New Construction outlined in Sections 30-930.7(b) and (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.