

**COMMISSION OF ARCHITECTURAL REVIEW
STAFF REPORT
August 25, 2015 Meeting**

9. **CAR No. 15-099** (Michaux, LLC)

**601-601½ N. 23rd Street
Union Hill Old and Historic District**

Project Description:

**Revise previously approved plans
for the construction of two attached
single-family houses**

Staff Contact:

K. Chen

The applicant requests approval for modifications to previously approved plans for the construction of two attached single-family houses in the Union Hill Old and Historic District. The project was approved at the March 24, 2015 Commission of Architectural Review meeting and a Certificate of Appropriateness was issued on May 1, 2015. The proposed changes address adjustments made necessary due to the slope of the property that have necessitated changes to the siting and finished floor elevations.

On the approved documents the finished floor elevation was shown to be 2'-8" above grade at the lot line but there is a grade change across the lot of over a foot with the corner of 23rd and Leigh streets being the lowest point resulting in a higher foundation wall at this location. A foundation wall has been constructed at the site but it will be modified. The finished floor elevation will be set at 42" on the highest side, resulting in the finished floor being 23" above grade on the uphill side. The finished floor level of the adjacent house at 603 N. 23rd Street is approximately 37" above grade. On the Leigh Street (south) elevation, the siding will be extended to the bottom of the corner board leaving 31" of parged foundation wall exposed. The finished height of the building will be 28'-0" above grade on the Leigh Street side of the building. Additional dimensions are included to show the relationship between window heights and floor elevations.

Staff finds that proposed modification meets *The Richmond Old and Historic District Handbook and Design Review Guidelines* for new residential construction so long as the proposed floor height and finished height are in similar proportion to those shown on the approved drawings.

Staff recommends approval of the project. It is the assessment of staff that with the applicant's acceptance of the above condition the application is consistent 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 code.