

**COMMISSION OF ARCHITECTURAL REVIEW
STAFF REPORT
December 9, 2014 Meeting**

9. **CAR No. 14-149** (2813MSt LLC) **2813 M Street
Church Hill North Old and Historic District**

Project Description: **Construct new quadraplex**

Staff Contact: **J. Hill**

The applicant is returning with a design very similar to that approved by the Commission at the August 26, 2014, meeting. The changes proposed accommodate the addition of an accessibility ramp on the east side of the building. The site topography recommended installation of the ramp on the east side of the building and the plan and front elevation have been mirror-reversed to place the side entrances on the east elevation.

Staff recommends approval of the project with conditions.

The overall building form, scale, siting, massing, and materials appear to be compatible with the Church Hill North Old and Historic District, and staff recommends approval of the application provided that the applicant can comply with the conditions enumerated in the Certification of Appropriateness (14-086) as a result of the Commission's August review. These conditions are as follows:

- that siding will be installed between the two front entrance doors, and
- that the setback will match that of the house to the west, and
- that the siding will be smooth, untextured, cementitious siding with a 6" reveal, and
- that the windows will be 2-over-2 double-hung PVC cellular with simulated divided lites, and
- that the cornice will be revised to proportional dimensions similar to that found at 627 N. 28th Street, and
- that the front porch roof will be black EPMD, and
- that the stair rails will be Richmond rail, and
- that the applicant will coordinate the review and approval of paint color and exterior light fixtures with Commission staff.

It is the assessment of staff that, with the conditions noted above, the project is consistent with Richmond City Code Section 114-930.7 (c) Standards for New Construction, as well as the *Richmond Old and Historic Districts Handbook and Design Review Guidelines*, specifically the pages cited above, adopted by the Commission in accordance with Section 114-930.7 (g) of the Code.