

**.COMMISSION OF ARCHITECTURAL REVIEW
STAFF REPORT
February 27, 2018 Meeting**

11. **COA-030046-2018** (C. White)

**2200-2202 M Street
Union Hill Old and Historic District**

Project Description:

**Amend plans for the façade of
a previously approved new duplex.**

Staff Contact:

M. Pitts

The applicant requests approval to modify plans to reconfigure the façade of a previously approved duplex. The Commission approved two attached single family homes at this location on January 23, 2018. The Commission's approval was conditioned with the front porch columns be relocated to the edge of the front porch in a manner to be reviewed and approved by staff. The composition of the previously approved façade consisted of two homes which were mirror images of each other with projecting rectangular bays for the outer bays and adjacent front porches in the center of the façade. The applicant is proposing to alter the façade and is not proposing any additional alterations. The applicant is proposing identical façades on each home; therefore, the composition of the façade of the structure will be a rectangular projecting bay and a front porch then an identical rectangular projecting bay and front porch. The proposed porches will have a low sloped hipped roof with a cornice that will terminate into the projecting bay. On each porch, the applicant is proposing a half column which will engage with the projecting bay and square columns framing the front stairs.

Staff recommends approval of the project with conditions. The *Richmond Old and Historic District Handbook and Design Review Guidelines* state that new construction should use a building form compatible with that found elsewhere in the district and that form refers to the combination of massing, size, symmetry, proportions, projections, and roof shapes that lend identity to a building (pg. 46, Form #1). Staff finds the revised façade is a building form found in the district as the placement of projecting bays on attached homes varies throughout the district. Staff has concerns about the composition of the front porch in terms of the column placement and the way the porch roof terminates into the projecting bay as more commonly at least the porch cornice will sit proud of the projecting bay. Staff recommends the applicant revise the porch design to modify the column placement and locate the porch cornice proud of the projecting bay or to redesign the porch roof to not engage with the projecting bay in a manner to be administratively reviewed and approved by staff.

It is the assessment of staff that, with the acceptance of the stated condition, the application is consistent with the Standards for New Construction outlined in Section 30.930.7(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.