

**COMMISSION OF ARCHITECTURAL REVIEW
STAFF REPORT
March 28, 2017, Meeting**

18. **CAR No. 17-043** (Cava Capital, LLC)

**717 North 24th Street
Union Hill Old and Historic District**

Project Description:

Construct a rear addition.

Staff Contact:

M. Pitts

The applicant requests conceptual review of a rear addition on a structure in the Union Hill Old and Historic District. The existing structure is one half of a 2-story, 4-bay, gable-roof, frame double house. The structure has an existing single story addition at the rear. The applicant proposes to construct a small single story addition and second story addition. The primary roof of the addition will be a gable which will intersect with the existing gable roof. Additionally, the applicant is proposing a small two story projection with a shed roof to extend past the mass of the addition on the second story. The applicant is proposing first and second floor rear porches. Though the applicant has been previously approved to clad the structure in fiber cement siding, the plans indicate the structure will be clad in vinyl siding as it is currently clad. The proposed project will alter two existing window openings on visible side elevation. Due to existing vegetation, the rear of the structure is minimally visible from the public right of way.

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. Such Conceptual Review shall be advisory only. Commission staff reviewed the project through the lens of the "Standards for New Construction: Residential" on pages 44 and 45 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 *Guidelines* note that additions should not destroy original architectural elements (pg. 45, Materials & Colors #1). Though the proposed addition has been designed to maintain the existing gable roof form at the front of the structure, the applicant is proposing to alter two visible window openings on the side elevation.

The *Guidelines* note that new additions should be differentiated from the old and compatible with the property and the district (pg. 5, #9). As the cladding of the proposed addition will be connected to the historic structure, it will be difficult to discern the old from the new. Staff recommends the proposed addition be inset from the historic building walls as to not give the impression that the structure was developed with a two story rear wing.

Vinyl siding is not a building material appropriate in the City Old and Historic Districts (pg. 51, Materials & Color #4). Staff recommends the structure be clad in a more appropriate material to include smooth unbeaded fiber cement siding.

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

- Elevations and floor plans of the existing conditions
- Vertical dimensions on the elevations to include the height to the roof ridge and window sill and head heights
- A description of materials to include the windows, doors, porch decking, and railings.