



- **Addition:** Demolish the west and exposed south wall of the existing two story addition. Construct an addition on the alley elevation to be setback from the side gable section of the home. The applicant proposes to use windows, shutters, and a railing treatment to convey the presence of a previous porch in the location of a portion of the proposed addition. The remainder of the addition will be clad in lap siding.
- **Garage:** Demolish the existing outbuilding. Construct a two bay garage of frame construction with a shed roof.

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.

**Siding:** The *Richmond Old and Historic Districts Handbook and Design Review Guidelines* note that fiber cement siding is a product with limited applications which includes being used on secondary elevations with limited visibility from the public right of way (pg. 56). Staff believes the historic siding may be present under the existing inappropriate cladding. Staff recommends the condition of the wood siding be assessed in coordination with CAR staff and if possible, a sufficient amount of existing wood siding be salvaged and installed with the historic reveals the façade. If enough siding cannot be salvaged for the façade, staff recommends approval for the installation of new wood siding with a reveal to match the historic reveal on the façade. Staff supports the installation of fiber cement siding on the secondary elevations with the condition that the siding be installed with a reveal consistent with the historic reveal, be smooth, and be unbeaded. As colors were not provided, staff recommends paint colors be provided to staff for administrative review and approval.

**Windows:** The *Guidelines* state that all original windows should be retained and repaired and should only be replaced when the windows have deteriorated beyond the point of repair (pg. 65, #1, 6, 7). Staff recommends the applicant provide a detailed window survey illustrating the condition of each window. Additionally, details of the proposed new size for the first floor façade windows are needed as is photographic or physical evidence to justify the proposed size.

**Roof:** Though the existing roof is minimally visible from the public right of way, asphalt shingles are not an appropriate roofing material in this Old and Historic District. Staff finds the proposed TPO will give the appearance of a metal roof due to its limited visibility.

**Addition:** The *Guidelines* note that additions should be subordinate to the size of the main structure and as inconspicuous as possible (pg. 44, Siting #1). Staff finds the proposed addition is small and located on a secondary elevation. A portion of the proposed addition acknowledges that the area for the addition was historically an open porch. The *Guidelines* state for porch enclosures, glass enclosures which reveal decorative porch elements are strongly preferred as solid materials radically alter the historic appearance of a porch (pg. 67, #13). Staff supports the applicant's attempt to include glazing, shutters, and a railing

treatment to convey the appearance of a porch. Staff recommends the following changes to the proposed addition to meet the Commission's Guidelines for porch enclosures:

- The porch enclosure treatment should be for all areas that are currently open which requires extending the treatment to the entire first story.
- The railing treatment should be at a height to match the rear porch railing in order to convey the appearance of a porch railing.
- The siding area surrounding the windows and shutters should be eliminated which could be achieved through the inclusion of transoms and increasing the width of the windows and shutters.

**Outbuilding:** The existing outbuilding appears to be deteriorated beyond the point of repair, and therefore staff supports the demolition. The proposed garage meets the Commission's Guidelines for sheds found on page 48 of the Guidelines as the garage is subordinate to the primary structure, located at the rear of the primary structure, clad in a material to match the primary structure, and has a roof form consistent with outbuildings in the district. As the proposed garage door with the arched windows is not an element found in the district, staff recommends the applicant consider a simpler garage door.

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

- Dimensioned elevations for all sides of the primary structure to include window head and sill heights
- Material details and dimensions for the elements of the porch enclosure and rear porch.
- Dimensioned elevations of all sides of the proposed garage