

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

5. **CAR No. 17-032** (R. Allison & J. Velazquez) **604 North 1st Street
Jackson Ward Old and Historic District**

Project Description: **Rehabilitate a single family home.**

Staff Contact: **M. Pitts**

The applicant requests approval to rehabilitate a residential structure in the Jackson Ward Old and Historic District. This brick Italianate home has been altered over time to include vinyl clad rear additions and a rear deck. The applicant is proposing the following work on the structure:

- **Front Porch:** Strip the paint from all elements. Repair damaged pieces and replace as needed.
- **Windows:** Repair windows to include re-painting and re-glazing. The plans also state that the windows will be replaced with true divided lite insulated wood windows.
- **Chimneys:** Maintain the visible portion and repoint the masonry.
- **Existing Addition:** The existing 1st floor and 2nd floor additions and deck at the rear will be demolished. The applicant proposes to install French doors on the rear wall.
- **Proposed Addition:** The applicant proposes to replace the 1st floor addition with a new 1st floor addition of similar size. The proposed addition will be clad in fiber cement lap siding and will have a six panel fiberglass door to access the side yard and a six panel fiberglass door at the rear.
- **Deck:** The applicant proposes a second floor deck at the rear of the structure which will wrap to the side of the structure to form the roof of the proposed addition. The deck will be constructed of pressure treated wood and will have a Richmond rail.

Staff recommends approval of the project with conditions.

Front Porch: The *Richmond Old and Historic Districts Handbook and Design Review Guidelines* note that original porches and porch details shall be retained (Pg. 55, #6). Staff supports the efforts of the applicant to retain and repair the existing front porch. Staff recommends any replacement of elements which have deteriorated beyond the point of repair match the existing in materials and design.

Windows: The *Guidelines* state that original windows should be retained (pg. 55, #5). Staff supports the applicant's efforts to repair the existing windows including re-glazing the existing windows. As a detailed window survey has not been

provided, staff does not support the replacement of any existing windows that are visible from the public right of way at this time. Staff recommends the applicant provide a detailed window survey and work with staff, in consultation with a window professional, to determine which window sashes are deteriorated beyond the point of repair.

Chimneys: The *Guidelines* state that original roof elements including chimneys should be retained (pg. 55, #4). Staff supports the retention and repair of the visible chimneys.

Existing Additions: Staff supports the removal of the existing additions as they are modern alterations that do not contribute to the historic character of the property. The removal of the 2nd story addition will expose the existing rear brick building wall which has an existing opening for a door. Staff recommends the applicant install a door in the existing opening on the rear building wall rather than the proposed French doors as the Guidelines encourage maintaining original masonry openings and discourage creating additional openings (pg. 65, #5, #8).

Proposed 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. The building is clad in fiber cement lap siding which is compatible the District while differentiating the addition from the historic brick structure. Staff recommends paint colors be provided to staff for administrative review and approval.

Deck: Staff finds that the proposed deck does not damage significant site elements and restores the side porch that was previously on the structure. The Guidelines note that decks should be painted or stained a neutral color that complements one or more of the colors found on the main structure (pg. 48, #2). Staff recommends approval of the proposed deck with the condition that the applicant paint or stain the deck a neutral color that complements one or more of the colors found on the main structure to be reviewed and approved by staff.

It is the assessment of staff that, with the conditions above, the application is consistent with the Standards for Rehabilitation and New Construction outlined in Sections 30-930.7(b) and (c) of the City Code, as well as with the *Richmond Old and Historic Districts Handbook and Design Review Guidelines*, specifically the page cited above, adopted by the Commission for review of Certificates of Appropriateness under the same section of the code.