

**COMMISSION OF ARCHITECTURAL REVIEW
STAFF REPORT
January 26, 2016, Meeting**

1. **CAR No. 16-002** (P. & M. Anderson)

**2115 M Street
Union Hill Old and Historic District**

Project Description: **Modify window locations and porch design
on a previously approved addition**

Staff Contact: **M. Pitts**

The applicant requests approval to modify previously approved plans for a two story addition to the rear of the structure in the Union Hill Old and Historic District. The Greek Revival style home was constructed in 1847 and is a 2-story, 3-bay, 5-course American-bond brick dwelling with a raised brick foundation which results in the appearance of the structure as a three story structure with an existing 2 story addition in the rear. On May 26, 2015, the Commission approved a two story addition at the rear of the home with conditions including that the transom on the west elevation be reduced to the size of the proposed first floor window and the windows on the first floor and second floor of the east elevation line up vertically. After obtaining approval from the Commission, the applicant was informed by the Building Division that the windows proposed for the southeast corner of the addition are not permitted per the building code. These windows which are proposed to be removed are not visible from the public right of way and therefore are not under the purview of the Commission.

In order to compensate for the loss of the light provided by the windows which are to be removed, the applicant is proposing to install new windows on the rear and west elevation of the addition. On the west elevation, the applicant is proposing to install one window 33" by 60" 1/1 wood window on the first floor to align with the approved second floor window. On the rear elevation, the applicant is proposing to install two 33" by 60" 1/1 wood windows which will flank the approved French doors on the first floor and two 33" by 30" single lite, wood windows which will flank the approved French doors on the second floor.

In addition to the proposed changes to the fenestration, the applicant is proposing to increase the width of the porch from approximately 13 feet to 15'-4", to paint the cementitious siding to match the beige trim of the existing structure rather than the proposed "Navajo Beige" color, and to install a concrete lip around the first floor patio area. These proposed changes would not be discernable changes from the previously approved plans when viewed from the public right of way. Additionally, the applicant has conveyed to staff his intent to install a privacy fence around the rear yard though there is currently no application on file. At which time a privacy fence is installed, the first floor of the addition will not be visible from the public right of way.

Staff recommends approval of the project. The *Richmond Old and Historic Districts Handbook and Design Review Guidelines* state that the architectural appearance of original windows should be used as models for new windows and doors (pg. 46). The applicant is proposing to install one over one windows on the first floor modeled after the existing one over one windows on the front and side elevations. The Guidelines further state the size, proportion and spacing patterns of window openings on a new addition should follow patterns established by the original building (pg. 46). The applicant is proposing to install windows which will align vertically which is consistent with the ranked windows found on the front façade of the structure. The proposed smaller windows for the second floor at the rear are comparable in size to the previously approved smaller windows on the west elevation of the addition and the smaller windows on the basement level on the existing structure.

It is the assessment of staff that 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 page cited above, adopted by the Commission for review of Certificates of Appropriateness under the same section of the code.