

**COMMISSION OF ARCHITECTURAL REVIEW  
STAFF REPORT  
January 24, 2017, Meeting**

7. **CAR No. 17-002** (B. Reid)

**900 North 24<sup>th</sup> Street  
Union Hill Old and Historic District**

**Project Description:**

**Demolish existing rear addition  
and construct a new addition.**

**Staff Contact:**

**M. Pitts**

The applicant requests approval to demolish an existing single story addition and construct a new single story addition at the rear of a home in the Union Hill Old and Historic District. The existing rear addition in its current form with vinyl siding and modern windows and doors is not original to the structure. The Sanborn map from 1950 shows a single story porch at the rear of the structure. The existing rear addition is likely the enclosure of this porch. The proposed single story addition will be clad in fiber cement siding with a 6" reveal and will project approximately 9 ½ feet from the rear of the home. The proposed addition will have a TPO roof and be set at a height to align the proposed roof with that of the rear addition on the adjacent structure. The applicant proposes a wooden landing with stairs to access the rear yard. The applicant is proposing one 1/1 vinyl clad wood window on the rear elevation and a six panel wood door to the landing. The proposed addition will be set on a concrete block foundation which will not be visible from the public right of way as the applicant is proposing to install a privacy fence around the rear yard.

**Staff recommends approval of the project with conditions.** The *Richmond Old and Historic Districts Handbook and Design Review Guidelines* state that additions should be subordinate to their main structure and be as inconspicuous as possible (pg. 44, Siting #1). The applicant proposes to construct a small addition at the rear of the structure. The *Guidelines* note that additions should not destroy original architectural elements (pg. 45, Materials & Colors #1). The existing rear addition does not appear to be original to the structure, and therefore staff supports its replacement. The *Guidelines* note that new additions should be differentiated from the old and compatible with the property and the district (pg. 5, #9). Staff finds the proposed use of lap siding differentiates the new construction as the primary structure is brick. Additionally, the proposed siding is a material that is compatible with the frame buildings found throughout the district. Staff recommends the proposed siding be smooth and unbeaded and the applicant submit paint colors to staff for administrative review and approval. The applicant proposes to install a vinyl clad wood window, and as the *Guidelines* note that vinyl windows are not appropriate for historic buildings, staff recommends that the applicant install a wood or an aluminum clad wood window. For the addition's roof, staff recommends the applicant install grey or black membrane to be of a similar color to the historic porch roofs in the district.

Additionally, as details have not been provided, staff recommends details of the proposed privacy fence be provided for administrative review and approval. A color should also be provided for administrative review and approval as the fence will need to be painted or opaquely stained.

It is the assessment of staff that the application, with the acceptance of the noted conditions, is consistent with the Standards for New Construction outlined in Sections 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.