

note that particular attention should be paid to the height of foundations to create an appropriately scaled appearance that relates to neighboring structures and is consistent with neighboring properties and that heights should be kept to a level that will enhance, not detract, from the pedestrian experience (pg. 46, #3). The proposed 3'-8" brick foundation will align with the adjacent porch and will not detract from the pedestrian experience on North 22nd Street.

The applicant has not responded to the Commission's concerns regarding the removal of the American Elm which was located on the northeast corner of the property and was removed by the previous owner as the applicant's request. On page 73, the Guidelines state that: "Mature trees contribute to the character of Old and Historic districts, provide visual interest, reduce the negative impacts of parking areas and ease the effects of temperature and wind conditions. Every effort should be made to maintain and preserve them." In April 2016, CAR staff spoke with the City Arborist, Luke McCall, who noted while the tree was "an outstanding specimen that [had] existed in that location for quite a long time," it would be extremely detrimental to the tree if construction were to take place underneath its canopy. Staff recommends the applicant provide a landscape plan for staff to review and approve to include trees to mitigate the effects of the tree removal.

Staff recommends the following additional conditions of approval:

- The siding be smooth and unbeaded.
- A railing detail be provided for administrative review and approval.

It is the assessment of staff that the application, with the noted conditions, 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 pages cited above, adopted by the Commission for review of Certificates of Appropriateness under the same section of code.