

**COMMISSION OF ARCHITECTURAL REVIEW
STAFF REPORT
July 24, 2018 Meeting**

13. **COA-038258-2018** (R. Lamb & S. Barten) **600 North 28th Street
Church Hill North Old and Historic District**

Project Description: **Amend previously approved plans for a new single family home to alter the basement material and windows.**

Staff Contact: **C. Jeffries**

The applicant requests approval to amend previously approved plans for a new single family home in the Church Hill North Old and Historic District at the corner of North Leigh and North 28th Streets. The applicant is proposing to change the foundation material from brick to precast structural concrete and to add a second window in the basement level on the North elevation.

Staff recommends approval of the project. The *Richmond Old and Historic Districts Handbook and Design Review Guidelines* note that foundation materials on corner properties should be selected that are compatible with historic materials and consistent with properties within the district (pg. 48, #3). Staff finds that the proposed structural precast concrete is consistent with the modern design of the proposed structure and properties within the district. In addition, the elevation drawings indicate that the foundation will be minimally visible above grade, even on the corner elevation. Staff recommends approval of the proposed change in the foundation material to structural precast concrete.

The Commission approved a design with an egress basement window on the rear elevation on June 27, 2018 with the condition that any proposed relocation of the basement window be submitted to staff for administrative review and approval. The revised design proposes a fixed window in the rear and a casement egress window on the North elevation. As the alterations to the basement windows are minor and minimally visible staff recommends approval of the proposed basement windows.

It is the assessment of staff that the application is consistent with the Standards for New Construction outlined in Sections 30-930.7(b) 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.