

**COMMISSION OF ARCHITECTURAL REVIEW
STAFF REPORT
May 26, 2013, Meeting**

16. **CAR No. 15-067** (P. & M. Anderson)

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

Project Description: **Construct an addition at the rear of the home
and rehab existing chimney**

Staff Contact: **M. Pitts**

The applicant requests permission to install a two story addition to the rear of the structure in the Union Hill Old and Historic District and reconstruct the existing chimney. 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. The unusual height of the raised basement for this home and the adjacent home may be due to the street grading.

The applicant is proposing an approximately 800 square foot addition which will align with the existing basement and first floor levels of the existing structure. Only the western elevation and portions of the rear elevation will be visible from the public right-of-way as there is no alley running in the rear of the property. The proposed addition would require the demolition of an existing small porch on the eastern elevation. The applicant proposes to install Hardiplank Beaded Cedarmill siding with a 7 inch reveal in "Mountain Sage" which will cover the entire eastern elevation including the existing utility room up to the three story portion of the structure, the entire rear elevation, and the western elevation up to the existing brick of the two story portion of the structure. The applicant proposes to install four double hung one over one wooden or aluminum clad wooden windows on eastern elevation to match the existing windows. On the western elevation, the applicant proposes to install two double hung one over one wooden or aluminum clad wooden windows to match the existing windows and a one over one transom on the second floor and a smaller double hung one over one wooden or aluminum clad wooden windows to match the existing smaller window on the western elevation. On the rear of the proposed addition, the applicant proposes to install a two story, approximately 13' by 7'-8" porch. The applicant proposes to install Richmond rail style railing to match the existing railing at the front of the structure. A pair of wooden 10 lite French doors is proposed for both the first and second floor on to the balcony and first floor porch. The applicant is proposing to use the same standing seam metal roof as is currently on the structure for the proposed addition.

The applicant also proposes to repair the existing brick chimney which has collapsed on the inside. The chimney appears to be structurally unsound as it is currently being supported by two by fours. The applicant proposes to use lime-

based mortar for all masonry work. All repair work will be performed using in-kind materials including salvaged bricks which will match the existing bricks.

Staff recommends approval of the project conditions. The *Richmond Old and Historic Districts Handbook and Design Review Guidelines* state that additions should be subordinate in size and as inconspicuous as possible (pg. 44). The proposed two story structure is subordinate to the three story building. Additionally, the addition is located at the rear of the property, and there is limited visibility of the structure from the public right-of-way. The *Guidelines* also state that new additions should be differentiated from the old (pg. 5, #9). The proposed use of fiber cement siding clearly differentiates the new addition from the existing brick structure. The *Guidelines* state that the fiber cement siding should reveal a smooth surface, rather than a faux “wood grain” (pg. 56). Therefore, staff recommends the proposed siding be smooth and unbeaded.

The *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 modeled after the existing one over one windows on the front and side elevations. Staff recommends that the proposed French doors be true divided or simulated divided light. Per the *Guidelines* the applicant is also proposing an appropriate railing for the proposed porch as Richmond rail is consistent with the existing railing found on the original structure and is compatible with the historical railing found in the City’s Old and Historic Districts.

The *Guidelines* state that historic features should be repaired rather than replaced (pg. 5). The applicant is proposing to repair the existing chimney rather than replace the historic element. The chimney is in poor condition and all repairs will be completed with in-kind materials.

It is the assessment of staff that the application, with the conditions above, is consistent with the Standards for Rehabilitation outlined in Section 114-930.7(b) and Standards for New Construction outlined in Section 114-930.7(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.