

**COMMISSION OF ARCHITECTURAL REVIEW
STAFF REPORT
September 23, 2014 Meeting**

3. **CAR No. 14-094** (B. Traylor)

**868 Jessamine Street
Union Hill Old and Historic District**

Project Description:

**Replace front porch and
construct new rear addition**

Staff Contact:

W. Palmquist

The applicant requests approval to replace a non-historic front porch, construct a new rear addition, and install a rear privacy fence at this property located in the Union Hill Old and Historic District. The applicant is also seeking historic tax credits for this project.

The front porch is proposed to be completely rebuilt using 1"x4" tongue and groove wood, four new wood turned columns, Richmond rail, and period-style brick for the porch piers. The new front porch will be the same dimensions as the existing porch, and the porch roof and ceiling will remain as is. The turned front staircase and lattice will be removed and the existing concrete steps will be exposed and used to access the new porch. New, simple, black wrought iron railings will be installed on either side of the existing concrete steps.

The proposed one-story addition at the rear of the structure will match an existing addition of similar dimension on the northern-half of the rear elevation. The south side of the new addition will have a 4'-8" wide side porch with no railings or steps. A door will be installed on the south elevation to access this porch, which will be relocated from where the exterior door to the existing addition is located. While the front and side elevations have vinyl siding which will remain, the rear addition will have 1"x6" wood siding on the west and south facades. At the new rear elevation a new 36"x46" one-over-one wood window will be installed, as well as a 2'8" steel door. The addition will be roofed with asphalt shingles, which is not readily visible from a public right-of-way.

A 6' high privacy fence with dog-eared pickets will be installed at the rear of the property. As no public alley runs through this block, the only parts of the house which are visible from a public right-of-way, other than the front, include the north and west elevations of the existing and new addition, visible from Carrington Street.

The new addition will be painted a color to match the existing vinyl siding, and all trim, including doors and windows, will be painted "Cliffside Gray."

Staff recommends approval of the project. The *Richmond Old and Historic Districts Handbook and Design Review Guidelines* states that new additions

should be subordinate in size to the main structure and should not destroy important architectural features (pp. 44-45). The proposed addition will clearly be subordinate to the main structure, and will match the depth and height of the existing one-story rear addition. The proposed work is also consistent with the Standards for Rehabilitation which state that original features be maintained, fundamental architectural features not be radically altered, and that deteriorated building features be repaired instead of being replaced (p. 51).

It is the assessment of staff that the application is consistent with the Standards for Rehabilitation and New Construction outlined in Section 114-930.7(b) and (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 the code. Staff recommends that any changes required by the National Park Service or the Virginia Department of Historic Resources for tax credit purposes be deferred to Commission staff for final review and approval.