

**COMMISSION OF ARCHITECTURAL REVIEW
STAFF REPORT
March 28, 2017, Meeting**

10. **CAR No. 17-038** (Jackson North LLC)

**9 West Clay Street
Jackson Ward Old and Historic District**

Project Description:

Add second story to rear addition.

Staff Contact:

C. Jeffries

The applicant requests approval to add a second story to an existing one-story rear addition on a two-family residence in the Jackson Ward Old and Historic District. The applicant proposes extending the existing CMU wall to support rafters for a new roof over the partially enclosed second story addition. The roof will be TPO. The addition will have double full lite doors opening onto a small porch. This application is the result of enforcement activity.

Staff recommends approval of the project with conditions. The *Richmond Old and Historic Districts Handbook and Design Review Guidelines* note that materials used in new construction should be visually compatible with original materials used throughout the district (pg. 45, Materials and colors #2). The proposed CMU wall, though not a traditional building material, matches the existing rear addition. Staff recommends that the CMU be parged as to not allow the concrete blocks to telegraph through, to be more compatible with building materials found in the district. Staff also recommends paint colors for the addition be submitted to staff for administrative review and approval.

The *Guidelines* note that the size, proportion and spacing patterns of door and window openings on a new addition should follow patterns established by the original building (pg. 47, Doors and Windows #1). The proposed double full lite doors are not a pattern found on the building or within the historic district. Staff recommends a single door similar to patterns found in the district be used in the rear, the design to be submitted to staff for administrative review and approval. In addition, details of the proposed porch railing were not submitted. Staff recommends porch details also be submitted for administrative review and approval.

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