

**COMMISSION OF ARCHITECTURAL REVIEW  
STAFF REPORT  
May 27, 2014 Meeting**

8. **CAR No. 14-39** (MPH LLC)

**316 W. Leigh Street  
Jackson Ward Old and Historic District**

**Project Description:**

**Construct new rear addition**

**Staff Contact:**

**C. Easterling**

The applicant requests approval for constructing a new addition at the rear of a residence located in the Jackson Ward Old and Historic District. The new, two-story addition will replace a small enclosed porch that was in a state of collapse. The applicant proposes to rebuild the enclosed porch space with smooth, Hardiplank lap siding and an EPDM shed roof. Two window openings would be installed and boarded until the property owner selects windows for Commission review. The applicant has expressed an interest in having the option to extend the addition out to align with the rear wall of the property. If the addition is not expanded to include the space occupied by the current concrete pad, the applicant proposes to fill in an existing door opening on the inside wall of the rear portion of the building. A photograph from the City Assessor's records depicts the earlier enclosed porch with vertical siding and two doors.

**Staff recommends approval of the project with a condition.** 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 (pgs. 44-45). The proposed addition will replicate the form of the previous porch enclosure, but will be constructed with contemporary materials that are compatible with the historic character of the property and the district. Since the original porch has been missing for some time, staff is not opposed to extending the addition out to the rear edge of the existing building. If the addition is limited to what was the existing footprint of the previously enclosed space, staff recommends that the missing door opening on the interior wall of the rear of the building be filled in with brick that is recessed to indicate the original door opening in the space, in accordance with the Standards for Rehabilitation outlined on page 51 of the *Guidelines*. When the property owner decides to replace the missing windows at the property, this work must be reviewed and approved by the Commission.

It is the assessment of staff that, with the condition noted above, the work outlined in the proposal complies 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.