

**COMMISSION OF ARCHITECTURAL REVIEW
STAFF REPORT
November 22, 2016, Meeting**

7. CAR No. 16-162 (S. Tuttle)

**2209 Venable Street
Union Hill Old and Historic District**

Project Description:

**Rehabilitate the existing structure
and replace an existing 2nd story addition
with a new 2-story addition.**

Staff Contact:

K. Chen

The applicant requests approval to rehabilitate a single family dwelling in the Union Hill Old and Historic District. The building is a two-story, three-bay residential structure built ca. 1882. The applicant is pursuing rehabilitation tax credits for this project. The majority of the proposed work is in-kind repair and replacement which does not require Commission review including the repair of the existing windows and/or in-kind replacement; repair of built-in gutters and new downspouts, repair of existing siding, the restoration of the sidelights and transoms at the front door, and the reconstruction of a missing porch column. The work which will require the Commission's review is the removal of an existing 2nd floor addition and small rear porch, the construction of a new 2-story addition, and the installation of a painted or stained wooden picket fence at the front of the property.

Staff recommends approval of the project with conditions. In general, the proposed work meets the Standards for Rehabilitation contained on page 55 of the *Richmond Old and Historic Districts Handbook and Design Review Guidelines* which emphasize the retention and repair of historic materials and in-kind replacement. The applicant is proposing to retain the historic elements of the structure and replace missing or deteriorated elements in-kind. The proposed work also meets the Standards for New Construction contained on page 48-53 of the *Richmond Old and Historic Districts Handbook and Design Review Guidelines*. The Sanborn Maps suggest that the 2nd story addition being removed was constructed after 1952, outside of the 1800 to 1940 period of significance for the district. The one-story rear porch appears to have been altered. The new addition is located on the rear of the dwelling and differentiated from the existing dwelling.

The Commission's approval should be conditioned upon the work being performed in conformance with the Part II Tax Credit application approval and conditions. In addition, the applicant should submit any additional conditions subsequently imposed by DHR or the National Park Service to CAR staff for administrative review and approval.

It is the assessment of staff that, with the conditions above, the application is consistent with the Standards for Rehabilitation and New Construction outlined in

Sections 30-930.7(b) and 30-930.7(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.