

**COMMISSION OF ARCHITECTURAL REVIEW
STAFF REPORT
August 22, 2017, Meeting**

7. COA-021095-2017 (Homes REI)

**727 North 22nd Street Street
Union Hill Old and Historic District**

Project Description:

**Construct a two-story addition,
restore front porch.**

Staff Contact:

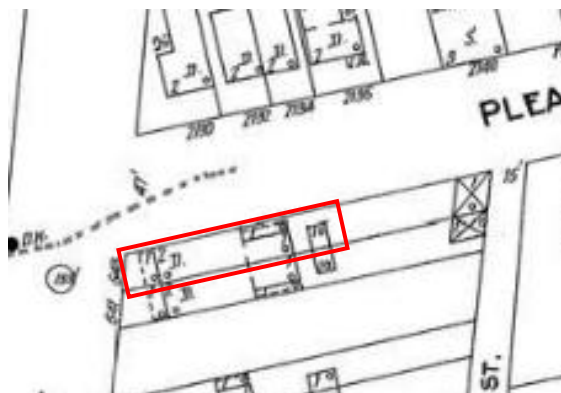
C. Jeffries

The applicant requests approval to restore the front porch and door and construct a two story addition at the rear of this structure in the Union Hill Old and Historic District. The applicant proposes to demolish an existing one-story rear addition and construct a new addition that mimics a two-story porch enclosure.

Staff recommends partial approval of the project, with a condition.

Front porch and door: The *Richmond Old and Historic Districts Handbook and Design Review Guidelines* note that original features and materials should be retained and not radically altered (pg. 57). In addition, the *Guidelines* state that a primary entrance should not be altered to give an appearance that was not originally intended (pg. 69). The applicant is proposing to retain the original porch elements while restoring the wooden steps and double wood front door. It is clear that these elements have been altered and the proposed changes match the attached home. Staff recommends approval of the restoration of the front porch and door, with the condition that any proposed paint colors be submitted to staff for administrative review and approval.

Rear addition: The proposed two-story rear addition is inconsistent with the Standards for Rehabilitation listed on page 57 of the *Richmond Old and Historic District Handbook and Design Review Guidelines*. The *Guidelines* state that additions should not obscure or destroy original architectural elements (pg. 45, Materials & Colors #1). The applicant is proposing to demolish the existing rear additions, a portion of which appears in the 1905 Sanborn map.



Sanborn Map, 1905

The Guidelines for New Construction also state that additions should be subordinate in size and as inconspicuous as possible. Though the proposed addition is inset from the existing wall it is not subordinate in size to the main portion of the house. Staff also notes that the proposed addition may not meet zoning setback requirements for the interior side yard.

The *Guidelines* also state that new construction should use a building form compatible with that found elsewhere in the historic district (pg. 44 #1). The proposed addition is not in keeping with the scale and massing of rear additions on surrounding properties, and is highly visible as it is located on a corner. In addition, the proposed design does not meet the Standards for Rehabilitation as it adds a feature that suggests an inaccurate sequence of construction, by creating a false porch enclosure (pg. 57, #10). Staff recommends denial of the proposed rear addition.

It is the assessment of staff that, with the condition above, the application is partially consistent with the Standards for Rehabilitation and New Construction outlined in Sections 30-930.7(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.