

**COMMISSION OF ARCHITECTURAL REVIEW
STAFF REPORT
July 25, 2017, Meeting**

9. **COA-019808-2017** (J. & H. Drew) **2908 East Broad Street
St. John's Church Old and Historic District**

Project Description: **Construct a rear addition on a single family home.**

Staff Contact: **M. Pitts**

The applicant requests approval to construct a two story addition at the rear of a two story Colonial Revival brick home in the St. John's Church Old and Historic District. The existing home has a single story brick portion at the rear with a covered side porch. The visibility of this portion of the home is limited due to the existence of a privacy fence in the rear. The applicant is proposing to replace the existing wooden privacy fence with a red cedar privacy fence with horizontal boards. The proposed privacy fence will be 6' in height, and the fence's rear wall will be located closer to the alley than the existing fence. The relocation of the privacy fence would further obscure views of the 1st story of the home from the rear. The proposed two story addition will cover the existing one story portion and remove the existing covered porch. The proposed addition will be approximately 24 ½ feet in height at its highest point. The proposed west addition wall will be inset approximately one foot from the existing building wall at the first floor and 7" at the second floor. The proposed east addition wall be inset 7" from the building wall of the two story portion of the structure. The proposed addition will step back in a manner similar to the existing rear building wall. The recessed portion of the addition will be clad in limed smooth stucco. On the remaining portion of the proposed addition, the first story is to be clad in stucco with a simulated concrete finish and the second story is to be clad in cedar siding. The applicant is proposing to wrap the corner of the recessed portion with a metal canopy. The windows are proposed to be wooden casement and fixed windows. The proposed doors include a full lite wood door at the rear, wood doors on the side elevation, and a steel door painted bright yellow on the side elevation.

Staff recommends approval of the project with a condition.

Fence: The *Richmond Old and Historic District Handbook and Design Review Guidelines* state that new fences should be constructed using materials and designs appropriate to the Districts (pg. 76, #4). The proposed fence is to be constructed in wood which is consistent with privacy fences in the District. The *Guidelines* further state that rear yard privacy fences should mimic traditional fence design (pg. 76, #4). As the orientation of the fence boards is horizontal rather than the typical vertical palings, staff recommends the palings should be vertically orientated in a manner to be reviewed and approved by staff.

Addition: The *Richmond Old and Historic District Handbook and Design Review Guidelines* state that additions should not obscure original architectural elements

(pg. 45, Materials & Colors #1). Though the west wall of the addition is inset to reveal the existing 1st story, the proposed addition removes all understanding of the existing single story extension from the east and removes the historic first story covered porch. Though staff has concerns about the proposed addition obscuring these historic features; staff believes that with the relocation of the fence, the first story of the structure will be minimally visible from the public right of way. The applicant has inset the second story building walls from the existing structure to allow an understanding of the second story of the historic structure which will be visible from the public right of way. The *Guidelines* state that additions should be subordinate to their main structure and be as inconspicuous as possible (pg. 44, Siting #1). The proposed addition is located at the rear and is at a lower height than the primary structure. The *Guidelines* note that materials used in new construction should be visually compatible with original materials used throughout the district. Staff finds the proposed unpainted cedar shiplap siding and stucco are compatible with the frame and stuccoed structures found in the district yet are clearly differentiated from the historic brick structure.

It is the assessment of staff that with these conditions, the application is consistent with the Standards for New Construction and Site Improvements outlined in Sections 30-930.7 (c) and (e) 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.