

**COMMISSION OF ARCHITECTURAL REVIEW
STAFF REPORT
June 24, 2014 Meeting**

4. **CAR No. 14-63** (Mt. Tallac Holdings, LLC) **1912 E. Broad Street**
Shockoe Valley Old & Historic District

Project Description: **Construct new rear addition**

Staff Contact: **W. Palmquist**

The applicant is requesting permission to construct an enclosed porch on top of an existing enclosed porch at the rear of this structure located in the Shockoe Valley Old and Historic District. This building is of relatively new construction, approved by the Commission in March 2003. It is a three-story brick office building, built into a hill, with a rear enclosed porch off of the building's 2nd story. The applicant had previously applied for a Certificate of Appropriateness for this same project, and was approved in October 2006, but the Certificate has since expired and the applicant is reapplying with the same design.

The proposed addition would match exactly the existing design of the one-story enclosed porch with squared wood columns aligned with the brick posts below and one-over-one paired windows on top of beaded wood panels. The green metal roof would be of the same material that is currently over the existing enclosed porch.

Staff recommends approval of the project. The proposed new addition is consistent with the Standards for New Construction found in *The Richmond Old and Historic Districts Handbook and Design Review Guidelines* (pgs. 44-45). Specifically, the proposed addition is located at the rear of the property, is clearly subordinate to the main structure, and uses material that is consistent with the main structure and found elsewhere in the neighborhood. It is the assessment of staff that the application is consistent with the Standards for New Construction outlined in Section 114-930.7(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.