

**6. CAR No. 15-147** (J. Carter-Lovejoy)

**Project Description:** Modifications to previously approved plans to construct new single-family house and garage

The applicant requests approval to modify the plans for the construction of a single-family house on a parcel in the Springhill Old and Historic District. At the Commission's meeting on January 28, 2015, the Commission approved the construction of the proposed two-story single-family structure with the following conditions: that the applicant will remove the center pier on the front porch, remove the 2nd of the paired columns on the front porch and widen the porch stairs, revise the rear porch roof to be a shed roof, and that all windows will be 3/1.

The application before the Commission incorporates the changes requested by the Commission. Upon reviewing the audio from the meeting, staff determined that the condition regarding the windows being 3/1 did not refer to the glass block window at the rear on the right side elevation. The application further requests approval for modifications to the approved plans which include the following:

- **Front Elevation:** Create a double window on the first floor by combining two previously proposed windows. These windows will be aligned with the double window on the second floor.
- **Rear Elevation:** Replace the first floor double window with two 2'-6" by 5' windows. Alter the size of the second floor windows from 2'-8" by 4'-6" to 2'-8" by 5" and move both windows slightly to the north. Change the style of the back door to match the front door.
- **Left Elevation:** On the first floor, all windows, excluding the projecting bay, have either changed in size or location and a new windows was added. The applicant is proposing to install one 2' by 4'-6" window and two 2'-4" by 5'-2" window on the first floor. On the second floor, one window has changed locations and the other window has changed in size. The applicant is proposing to install a 2'-6" by 4'-6" window and a 2'-8" by 5" window on the second floor.
- **Right Elevation:** Construct a 1'-6" projection with a shed roof near the rear of this elevation. On the first floor, the applicant is proposing to install an additional 3' by 6' window, replace a 3' by 3' window with a 2'-6" by 4'-6"

double window, and elongate the glass block window from 3' to 4'-6" feet. On the second floor, the applicant is proposing to elongate all windows to 5' and install an additional window near the rear.

**Staff recommends approval of the proposed project as submitted with conditions.** The *Richmond Old and Historic District Handbook and Design Review Guidelines* state that the size, proportion, and spacing patterns of doors and window opening on free standing, new construction should be compatible with patterns established within the district (pg. 46). The most visible change to the plans is the inclusion of the double window on the first floor which is consistent with homes in the district including new construction at 611 W. 19<sup>th</sup> Street and historic structures including 600 W. 20<sup>th</sup> Street. The windows on the side elevation, which will be minimally visible from public right-of-way, are similar to those previously approved by the Commission, and are compatible with window openings in the district. On the rear elevation of the previously approved plans, the upper windows aligned with the windows and door below which is a typical design found in the district. For this reason, staff recommends the upper windows be relocated to align with the windows below. Additionally, the lower windows appear to be missing the trim that is shown on all other windows, therefore, staff recommends the applicant install trim on these windows.

The proposed 1'-6" addition is small in scale and subordinate to the main structure. The applicant is proposing to use a shed roof which the Commission has requested the applicant to use on all porches. Additionally, similar projections can be found in other homes in the district including 600 W 20<sup>th</sup> Street. For these reasons, staff recommends approval of this addition.

It is the assessment of staff that the application, with the conditions above, is consistent with the Standards for New Construction outlined in Section 30.930.7(c) of the City Code, and 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 code.