

**COMMISSION OF ARCHITECTURAL REVIEW  
STAFF REPORT  
January 23, 2018, Meeting**

8. **COA-028144-2017** (S. Tuttle)

**2112 Venable Street  
Union Hill Old and Historic District**

**Project Description:**

**Rehabilitate the existing structure  
and construct a new 2-story rear addition.**

**Staff Contact:**

**C. Jeffries**

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 brick foundation, the repair and replacement of deteriorated structural elements, and work not visible from the public right of way. The work which will require the Commission's review is the construction of a new 2-story addition and the installation of 2-over-2 wood windows on the front façade.

**Staff recommends approval of the project with a condition.** In general, the proposed work meets the Standards for Rehabilitation contained on page 59 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 46-51 of the *Richmond Old and Historic Districts Handbook and Design Review Guidelines*. 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. Staff also recommends that any new paint colors be submitted to staff for administrative review and approval.

It is the assessment of staff that, with the condition 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.