

**COMMISSION OF ARCHITECTURAL REVIEW
STAFF REPORT
October 28, 2014 Meeting**

2. **CAR No. 14-109** (B. S. Box)

**2808 E. Marshall Street
Church Hill North Old and Historic District**

Project Description:

**Construct new egress stair and
reopen doorway at rear of building**

Staff Contact:

W. Palmquist

The applicant requests approval to demolish and reconstruct a rear egress stair and to reopen a doorway at the rear of this property located in the Church Hill North Old and Historic District. The existing rear stair and screened deck is non-historic and is becoming structurally unsound. The proposed rear stair will be similar in dimension, but will incorporate a landing and a turn in the stairway, whereas the existing stair runs straight through its entire course. The existing and proposed stair, and existing window are all visible from the alley at the rear of the property.

The rear stair will be supported by 6"x6" posts, a TPO membrane roof above the upper landing, a 5"x5" beveled gutter, black-painted treads and decking, and white-painted rails, pickets, and posts.

The applicant also proposes restoring a previous door opening at the rear of the property where an 8/8 window is currently located. The opening has been previously modified to accommodate this window, as evidenced by the brick work above. A four-paneled door with two steps down is proposed for this opening.

Staff recommends approval of the project with conditions. The proposed new egress stairway is compatible with the existing building and generally meets the standards for new construction in the *Richmond Old and Historic Districts Handbook and Design Review Guidelines*. Staff recommends that half columns be installed at the upper landing, between the railing and the brick façade to give a more finished and historic appearance. Staff also recommends the use of Richmond rail as specified on page 48 of the *Guidelines*.

It is the assessment of staff that, with the conditions above, the application is consistent with the Standards for New Construction and Rehabilitation outlined in Sections 114.930.7(b)(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 code.