

**COMMISSION OF ARCHITECTURAL REVIEW
STAFF REPORT
November 25, 2014 Meeting**

7. **CAR No. 14-134** (Progress Realty Group) **3412 E. Broad Street**
Chimborazo Park Old and Historic District

Project Description: **Construct rear deck and balcony**

Staff Contact: **W. Palmquist**

The applicant requests approval to construct a missing rear balcony and reconstruct an existing rear deck at this property in the Chimborazo Park Old and Historic District. The rear deck and stairway is existing but is proposed to be reconstructed with a simpler design that has a deck across the entire span of the rear of the building. The proposed rear balcony is proposed to be constructed where such a balcony used to exist, as evidence by the presence of a door at the upper-story.

The existing rear deck appears to be non-historic and is more similar to a small stoop with an overly-elaborate turning stairway leading to the ground. The new deck will span the width of the house and be approximately 7' deep. The deck will have a stairway which runs parallel to it. The former existence of a rear balcony is evidenced by a door at the rear upper-story. This new balcony will likewise span the width of the rear of the house and be approximately 7' deep. Both the deck and balcony will utilize Richmond rail guardrails, 44' handrails with balusters spaced 4" on-center. Porch lights are proposed to be installed to either side of the transoms already present above the upper and lower story doors, however no detail on the lights has been provided. No paint or stain is proposed for the new construction at this point.

Staff recommends approval of the project with conditions. The *Richmond Old and Historic Districts Handbook and Design Review Guidelines* state that, "Decks should not alter, damage or destroy significant site elements of the property," and that, "Decks should complement the architectural features of the main structure without creating a false historical appearance. Decks should be painted or stained a neutral color that complements one or more colors found on the main structure" (pg. 49 #1-2). The proposed deck and balcony do not alter or destroy any historic fabric and will not create a false historical appearance. Staff recommends that the deck and balcony be stained or painted a neutral, complementary color that may be reviewed and approved by Commission staff. Furthermore, staff recommends that the applicant provide details of the lights proposed to be installed for review and approval by Commission staff

It is the assessment of staff that the application, with the conditions above, is consistent with the Standards for New Construction 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 pages cited above, adopted by the Commission for review of Certificates of Appropriateness under the same section of the code.