

**COMMISSION OF ARCHITECTURAL REVIEW  
STAFF REPORT  
June 28, 2016 Meeting**

2. **CAR No. 16-093** (F. Cava)

**614 North 27<sup>th</sup> Street  
Church Hill North Old and Historic District**

**Project Description:**

**Install a rear yard privacy fence and  
a balcony and 15 lite door on the  
second floor of the rear façade.**

**Staff Contact:**

**M. Pitts**

The applicant requests approval to create a 2<sup>nd</sup> floor, rear balcony by installing a railing and a door and to install a wooden privacy fence around the rear yard of a home in the Church Hill North Old and Historic District. The 1880 frame vernacular Italianate structure has been altered through the years with the introduction of both vinyl windows and siding. Currently, there is a small covered stoop at the rear of the home. The applicant proposes to install pressure treated wood decking boards on top of the existing roof of the stoop and install wooden Richmond rail to be painted white to create a balcony. The applicant proposes to introduce a new opening at the rear of the structure to provide access to the balcony and install a 15 lite wooden door into the new opening. The proposed fence will be 6' in height with dog eared palings.

**Staff recommends approval of the project with a condition.** The *Richmond Old and Historic Districts Handbook and Design Review Guidelines* note that new openings will be considered by the Commission on a case by case basis (pg. 65, #8). Staff recommends approval for the introduction of a new opening on the rear elevation of this altered home as the location of the proposed opening is on a secondary elevation with limited visibility due to the distance from the public right of way to the rear of the home. Staff recommends that the proposed multi-lite door be true or simulated divided lite. The Guidelines note that where no railing has existed, balusters in traditional Richmond rail are appropriate, and that small projecting balconies are acceptable (pg. 46, Porches and Porch Details #2, #4). For these reasons, staff supports the use of the Richmond rail to create a small projecting balcony at the rear of the structure.

The *Guidelines* state that new fences should be constructed using materials and designs appropriate to the Old and Historic District and that rear-yard privacy fences should mimic traditional fence designs (pg. 74, #4, #7). The proposed fence is constructed of wood which is a material found throughout the District in the construction of privacy fences and is design consistent with privacy fences in the District.

It is the assessment of staff that the application, with the noted condition, is consistent with the Standards for Rehabilitation in Section 30-930.7(b) and the Standards for Site Improvements in Section 30-930.7(e) 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.