

**8. COA-061551-2019**

PUBLIC HEARING DATE

October 22, 2019

PROPERTY ADDRESS

3206 East Broad Street

DISTRICT

Chimborazo Park

APPLICANT

H. Youssef

STAFF CONTACT

C. Jeffries

# Commission of Architectural Review

## STAFF REPORT



**PROJECT DESCRIPTION**

**Expand second-floor rear deck, and construct stairs to the second floor.**

**PROJECT DETAILS**

- The applicant is proposing alterations to the rear porch of a two-story frame Italianate house in the Chimborazo Park City Old and Historic District.
- The applicant is proposing to extend the decking of the second story by 4.5 feet, remove an existing spiral staircase, and construct a set of stairs from the new deck to grade. The existing porch will be repaired and the new construction will be made of unpainted pressure-treated wood.



The City of Richmond assumes no liability either for any errors, omissions, or inaccuracies in the information provided regardless of the cause of such or for any decision made, action taken, or action not taken by the user in reliance upon any maps or information provided herein.

**STAFF RECOMMENDATION**

**APPROVE WITH CONDITIONS**

**PREVIOUS REVIEWS**

The spiral staircase and repairs and alterations to the design of the rear porch was approved by the Commission in 1993.

**STAFF RECOMMENDED CONDITIONS**

- The existing rear porch remain including the existing second-story deck and the center posts.
- The new construction be painted or stained a neutral color, and the color be submitted to staff for administrative approval.

**STAFF ANALYSIS**

Decks #1, pg. 51      *Decks should not alter, damage or destroy significant site elements of the property*

The existing rear porch was modified in 1993 with the installation of the spiral staircase. Documentation from the time does not indicate when the rear porch was constructed, though the design of the rear porch was slightly

Decks #2, pg.      *Decks should complement the architectural*

51 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 of the colors found on the main structure.

modified as a condition of the Commission's approval. Sanborn maps also do not show the rear porch or other modifications that have been made to the building, including a porch enclosure.

Staff finds that the addition of stairs as a means of egress is appropriate and consistent with the guidelines for decks and rear porches. Staff has concerns that the extension of the decking beyond the existing roof is not consistent with rear porches found in the district and would create a false historical appearance. Staff recommends the existing rear porch remain including the existing second-story deck and the center posts.

The rear porch is highly visible from the alley and staff recommends the new construction be painted or stained a neutral color, and the color be submitted to staff for administrative approval.

It is the assessment of staff that, with the conditions above, the application is consistent with the Standards for Rehabilitation and New Construction outlined in Section 30-930.7 (b) and (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.

## FIGURES

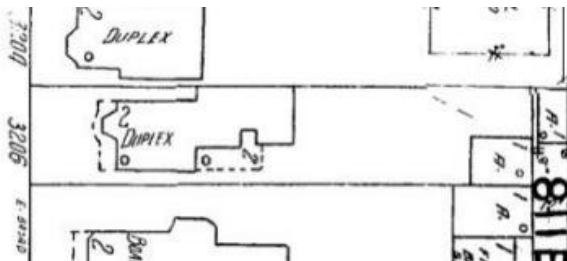


Figure 1. 1950 Sanborn map



Figure 2. View of rear porch from alley