

**COMMISSION OF ARCHITECTURAL REVIEW
STAFF REPORT
July 25, 2017, Meeting**

17. **COA-019859-2017** (Platinum Premier Properties) **409 West Clay Street
Jackson Ward Old and Historic District**

Project Description: **Replace garage doors
and install rear deck stairs.**

Staff Contact: **C. Jeffries**

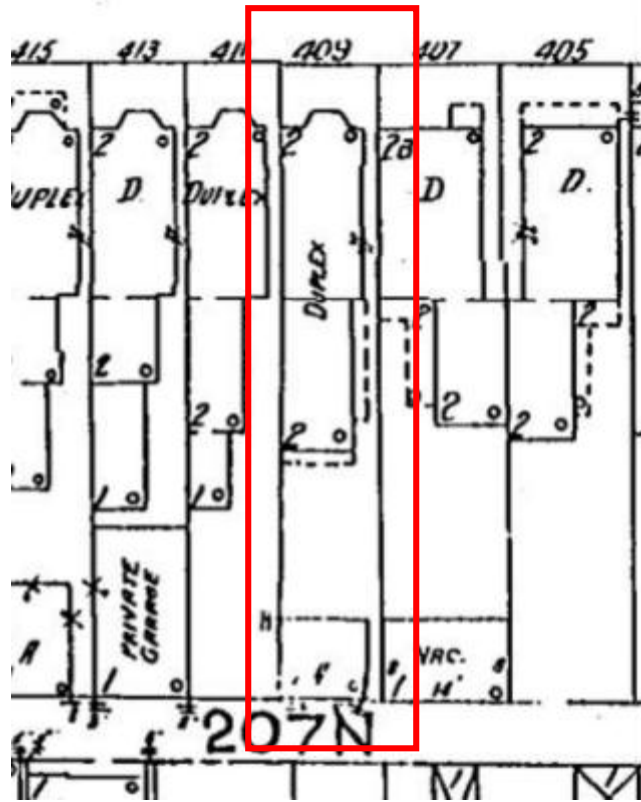
The applicant requests approval to replace the garage doors and install stairs to an existing second-story deck on this home in the Jackson Ward Old and Historic District.

Staff recommends approval of the project, with conditions.

Garage doors: While the *Richmond Old and Historic District Handbook and Design Review Guidelines* note that deteriorate historic features shall be repaired rather than replaced (pg. 5, #6), the applicant has indicated the garage doors need to be replaced. Staff supports the replacement door as it is differentiated from the historic structure and compatible with its simple design. As the exact design for the garage door was not provided, staff recommends the design be submitted for staff review and approval. Staff notes that the proposed door system has a faux wood grain finish and recommends that the replacement door instead have a smooth finish. In addition, as the Guidelines note that exterior alterations should not destroy historic features (pg. 5, #9), staff recommends the approval of the new garage door with the condition that the installation of the door does not require altering the size of the two historic openings.

Deck stairs: *The Richmond Old and Historic District Handbook and Design Review Guidelines* recommend against radically changing entrances and porches (pg.69, #4). The applicant is proposing to add stairs to access a second story deck in the rear of the structure. The proposed stairs will alter the appearance of the deck however the new portion of the structure will be partially obscured by the existing garage and privacy fence in the rear yard. Also, it appears that the deck is not original to the structure as the 1952 Sanborn map depicts a narrow porch in the rear. The applicant is proposing a typical deck railing, consisting of nailed-up stock elements, which are not appropriate in a City Old and Historic District. Staff recommends the railing be of a standard Richmond rail design and the structure be painted to match the existing deck.

W. CLAY



Sanborn map, 1952

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