

**COMMISSION OF ARCHITECTURAL REVIEW
STAFF REPORT
June 24, 2014 Meeting**

1. **CAR No. 14-51** (S. Hayes)

**419 W. Broad Street
Broad Street Old and Historic District**

Project Description:

Construct new access ramp

Staff Contact:

W. Palmquist

The applicant requests permission to construct a new ADA compliant ramp onto the rear of the existing structure. The building is currently vacant, and other in-kind repairs are being performed along with this proposed work. The proposed ramp would be visible from the public right-of-way. The proposed ramp would be constructed of wood and painted entirely in black to minimize its visual appearance. The ramp would be 5' wide and 20' in length, with a 5' by 5' landing at the building's rear entrance and 1' railing overhang past where the ramp ends at-grade.

Staff recommends approval of the project. The *Richmond Old and Historic Districts Handbook and Design Review Guidelines* fully supports adapting historic buildings to accommodate the needs of individuals with physical disabilities. The *Guidelines* notes that, "Ramps should be located to minimize the potential loss to historic features such as porch railings, steps and windows and should preserve the overall historic setting and character of the property. Every effort should be made to design the ramp using similar material and design elements that are compatible with the structure" (pg. 69 #8). The proposed ramp would not result in the loss of any historic elements and the proposed materials are compatible with that of the existing structure, which is red-painted brick.

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