

The upper deck on the rear of the structure is deteriorated. New deck boards and western ledger will be installed, a new 6x6 treated lumber post will be installed near the sided wall of the house. New skirt 6x10's will be installed on the western edge of the deck. The deck will be 2' away from the sided wall of the house when it is complete, which will prevent water from collecting and damaging the siding in the future.

In the rear of the property, the existing fence material will be used to build a new fence and centered gate on the eastern side of the fence, 12' back from the alley. An off-street parking area will be created. The fence will stop at the eastern edge of the house, allowing space for a trash bin, and will be paved in old bricks. A new brick sidewalk will connect the new gate and the rear deck.

The exterior heat pump currently located on the roof and inoperable will be removed. A new heat pump will be installed on the deck.

The existing rear siding is damaged by the existing upper deck. New 4" to 5" wooden clapboards will be installed. A new window will be installed in the center of the wall.

Staff recommends approval of the project with conditions. The proposed work appears to be consistent with the Residential Rehabilitation section of the *Richmond Old and Historic Districts Handbook and Design Review Guidelines* found on page 55. In regards to the proposed replacement of windows, the *Guidelines* state that, "Windows should only be replaced when they are missing or beyond repair. Any reconstruction should be based on physical evidence or photo documentation," and that, "The architectural appearance of original windows should be used as a model for new windows. Changes in sash, depth or reveal, muntin configuration, frame or glazing is strongly discouraged. New glass should not be tinted or receive reflective coatings" (p. 65 #7 & #9).

Staff recommends that approval be conditioned on the proposed storm windows meeting the requirements set forth by the *Guidelines*, including that they do not obscure the historic fabric of the windows and are painted to match the color of the window trim. The applicant is advised to work with staff to seek administrative approval for any new paint colors, using the CAR paint color palette as reference. Finally, staff recommends that any changes required by the National Park Service or the Virginia Department of Historic Resources for tax credit purposes be deferred to Commission staff for final review and approval.

It is the assessment of staff that, with the conditions above, the application is consistent with the Standards for Rehabilitation outlined in Section 114-930.7(b) of the City Code and 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.