

**COMMISSION OF ARCHITECTURAL REVIEW
STAFF REPORT
August 25, 2015 Meeting**

6. **CAR No. 15-064** (S. Brooks) **3 N Boulevard
Boulevard Old and Historic District**

Project Description: **Install new upper front porch railing**

Staff Contact: **K. Chen**

The applicant seeks approval for the installation of a balustrade on the front balcony of this structure in the Boulevard Old and Historic District. The balcony measures 8'x19' and currently has a door which leads out to it. Photographic evidence shows the existence of a balustrade on this front balcony soon after the building was constructed. A similar, if not identical, but altered balustrade can be found on the adjacent building at 1 N. Boulevard. The property owner has 15 of what they believe to be the original balusters, but are too short to meet modern building code. The applicant proposes installing a balustrade that incorporates the historic balusters and modern elements for a total height of 42".

New 10.25" square pedestals will be aligned with the columns below and a balustrade composed of a paneled base and the historic balusters will engage with the piers. The new composition will be 42" in height. The sides of the balcony will be enclosed with solid paneled sections. The applicant is proposing to construct the new elements out of custom composite millwork.

Staff recommend approval of the project with conditions. Staff feels that the proposed new balustrade design which incorporates the remaining historic balusters in a compatible but contemporary design is in keeping with the intent of the Guidelines, however, the current sketch does not clearly convey the scale and proportions of the intended design. Staff requests that scale drawings be submitted for the proposed design that incorporates paneled pedestals and a substantial top rail, as seen in the historic photograph.

It is the assessment of staff that, with the condition above, the application is consistent with the Standards for Rehabilitation outlined in Section 114-930.7(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.