



Commission of Architectural Review

7. COA-167481-2025	Final Review	Meeting Date: 6/24/2025
Applicant/Petitioner	Dawn Hollander	
Project Description	Repaint house and trim, add black shutters and wrought iron porch rails, replace deteriorated front door	
Project Location		
Address: 730 North 23rd Street		
Historic District: Union Hill		
<p>High-Level Details:</p> <p>This application is the result of a Notice of Violation issued to the property in May 2025 for the completion of exterior work with out a Certificate of Appropriateness.</p> <p>The applicant asks for retroactive approval of several exterior alterations to a two story, masonry, Italianate building circa 1890.</p> <p>Exterior alterations include:</p> <ol style="list-style-type: none"> 1. Replacement of a non-original front door 2. Installation of new front porch railings 3. Installation of shutters 4. Wrapping of extant iron porch posts with tapered square column sleeve 5. Painting building white with black trim 		
Staff Recommendation	Partial Approval	
Staff Contact	Alex Dandridge, Alex.Dandridge@RVA.gov, (804)646-6569	
Previous Reviews	<ul style="list-style-type: none"> 2017: The Commission approved an application to relocate a window and door on the rear of the structure, and another application to perform external repairs to the building 	

Staff Recommendations	<p>Staff recommends Partial Approval of the application with the following conditions:</p> <ul style="list-style-type: none"> • Staff recommends that new porch posts be installed that match either the historic photograph, the previous porch, or a design discussed with the Commission. • Staff recommends that new handrails on the porch be constructed of a more traditional material such as wooden Richmond Rail. • Staff recommends approval of the replacement of the extant door • Staff recommends that the elements currently painted black be painted another dark color; final color selection to be submitted to staff for review and approval. <p>Staff recommends denial of:</p> <ul style="list-style-type: none"> • Installation of the new railings and columns on the property. • Proposed front door design; staff recommends choosing a more traditional design commonly seen on original doors in the district, with the final design submitted for staff review and approval. • Installation of shutters.
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Staff Analysis

Guideline Reference	Reference Text	Analysis
Standards for Rehabilitation, Residential Construction, pg. 59	<i>6. Retain original entrances and porches including doors, frames, fanlights, sidelights, steps, balustrades, pilasters, entablatures, columns, and decorative features.</i>	<p>Prior to the unauthorized work. The extant front porch featured a concrete floor and cast-iron posts on top of brick piers that support a full width, hipped, front porch roof. Historic documentation obtained from the City of Richmond's property assessor records indicate that the original front porch featured wooden tuned posts, a simple railing, and no brick piers or iron work. The records show that repairs were made to the front porch between 1970-1978. It is believed that the concrete floor, brick piers, and metal posts were installed during this time frame.</p> <p>While not original to the building, the modified front porch was the existing condition of the porch design upon the district's designation.</p> <p>The applicant proposes to add a new black metal railing to the front porch in between the brick piers, wrap the existing, non-original iron posts with square columns.</p> <p>The square columns installed on the front porch appear to be a composite material with a faux wood grain and are set in place with black metal brackets and bolts on the top and bottom.</p> <p>In accordance with the Guidelines and the SOI standards, new porch designs should be based on photographic documentation, or if none exists, be a simple design.</p> <p>Photographic documentation exists showing to front porch forms, the original, and the mid-century alteration.</p> <p><u>Staff recommends denial of the new railings, and columns</u></p>

		<p><u>installed on the property.</u></p> <p><u>Staff recommends that a new porch posts that match either the historic 1950s (figure 6) photograph or the previous porch be installed, or another design discussed with the Commission.</u></p> <p><u>Staff recommends that the new handrails on the porch be constructed of a more traditional material like wooden Richmond Rail (see Figure 7).</u></p>
Building Elements, Porches & Entrances and Doors, pg. 71	<p><i>14. Do not remove original doors and door surrounds. Replacement doors and door surrounds with stamped or molded faux paneling or leaded, beveled, or etched glass are strongly discouraged and rarely permitted. Stamped or molded faux paneled doors are inappropriate substitutes for door types found in historic districts.</i></p>	<p>The applicant is proposing to remove a non-original paneled front door which features a fan light.</p> <p>The proposed door is a Beechwood Therma Tru Door (Fiber Glass) with a transom and two vertical inset panels.</p> <p>Because the original door to the building has been removed and the existing door isn't the original, the replacement of the extant door will not cause any loss of historic material or character defining features of the building.</p> <p><u>Staff recommends approval of the replacement of the extant door.</u></p>
Residential Doors, pg. 100	<p><i>Residential Doors Residential doors can vary from four to six wood panels, and leaded glass doors may be found on some early twentieth century homes.</i></p>	<p>The proposed door will be constructed of a fiberglass material and will have a contemporary design with two long, vertical, recessed panels and a transom. Staff finds that the contemporary design of the door is not compatible with the overall architectural style of the building. <u>Staff recommends denial of the proposed front door design and recommends that the applicant choose a door with a more traditional design commonly seen on original doors in the district, final design submitted for staff review and approval.</u></p> <p>Staff located an example of a more traditional door provided by Tru Light. A door with 4-6 panels and no window would also be appropriate.</p> <p>While fiberglass is not often approved, staff finds its use appropriate in the location as it is replacing a non-original door and, and a traditional design is chosen it would be acceptable.</p>
Building Elements, Windows, Shutters, pg. 70	<p><i>21. Wood shutters must be functional (mounted on hinges) and not nailed or fixed to the wall surface. Fixed shutters were often used as enclosures on historic porches. New fixed shutters may be used to enclose a portion of a historic or new porch to conceal modern additions.</i></p> <p><i>23. Shutters should only be used on windows that show evidence of their use in the past. Replacement shutters</i></p>	<p>The applicant proposes to add vertical board shutters to the building's windows. While shutters are present in the district, the guidelines state that shutters should only be installed on windows that show evidence of their use. This can be substantiated by original hardware, scarring on the window frame, or photographic documentation. No evidence was found that indicated shutters were used on this building. <u>Staff recommends denial of the installation of shutters.</u></p>

	<i>should match the existing ones, or be compatible with the style of the structure, and be sized to fit the window.</i>	
Paint, General Guidelines.	<p><i>8. Exterior color selections must complement or be consistent with existing color schemes found in the district. Color schemes that differ from what is typically seen in a district may be approved for new infill construction as a means to differentiate it.</i></p> <p><i>10. Most porches are generally painted white or off-white while the handrail of the banister are often painted a darker color.</i></p>	<p>The applicant has painted the building white with black wooden trim. The building has been painted a variety of colors over the years, most recently blue, then red, and now white. There are examples of white brick and wood siding in the district; however, solid black is a less common color for trim. <u>Staff recommends that the elements on the building currently painted black be another dark color other than solid black. Final color selection submitted to staff for review and approval.</u></p>

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. Façade, 2025.



Figure 2. New railings and square posts.



Figure 3. New square posts installed on the front porch, secured with brackets and bolts.



Figure 4. Side elevation facing Cedar Street, 2025.



Figure 5. 730 N. 23rd Street 2017.



Figure 6. 730 N. 23rd Street. 1950s. Original front porch turned posts and railings are present.

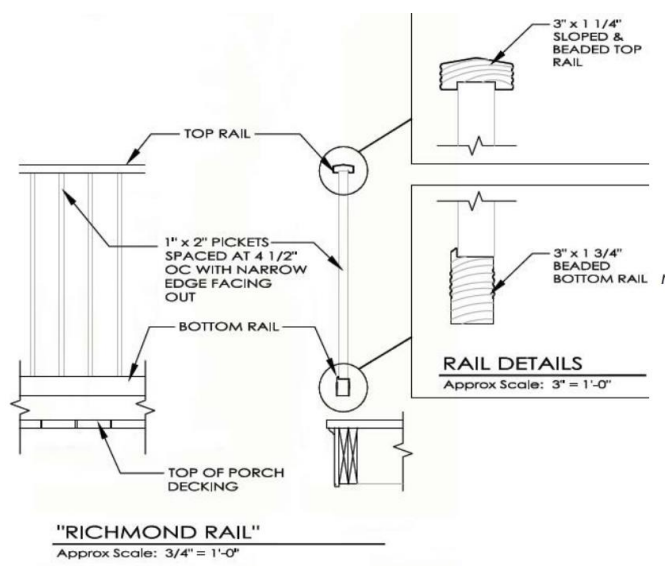


Figure 7. Richmond rail detail.