

**5. COA-086234-2021**

PUBLIC HEARING DATE

February 23, 2021

PROPERTY ADDRESS

316 West Leigh Street

DISTRICT

Jackson Ward

APPLICANT

Oregon Hill Historic LLC

STAFF CONTACT

C. Jones

# Commission of Architectural Review

## STAFF REPORT

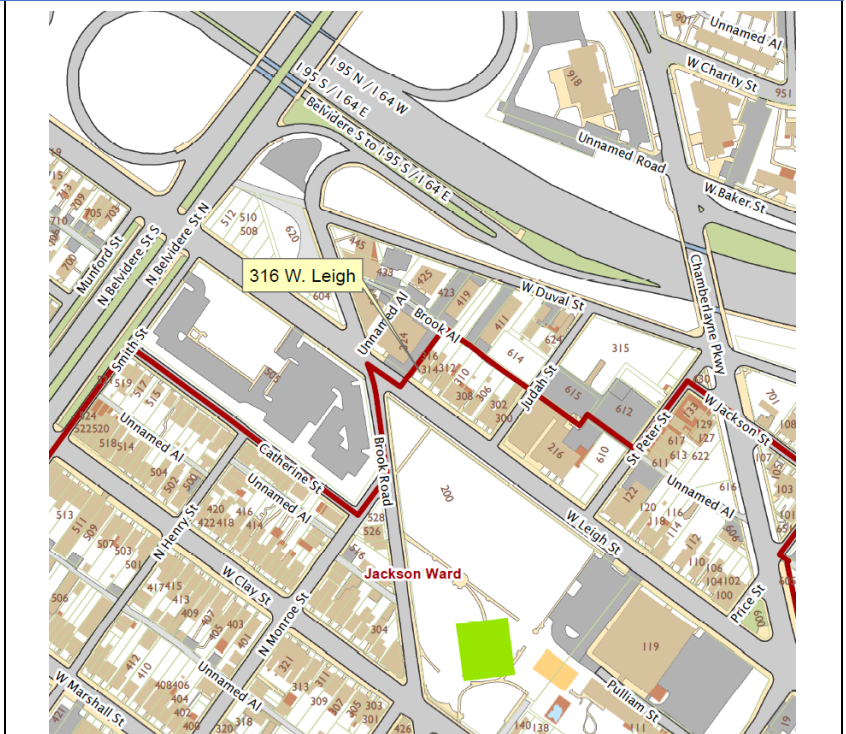


**PROJECT DESCRIPTION**

**Install rear door and staircase and add new fiber cement siding.**

**PROJECT DETAILS**

- The applicant proposes exterior alterations to the rear of a ca. 1920 residence.
- The applicant proposes to create a rear stairwell from an existing second-story doorway to ground level. The stair will have a Richmond Rail style railing.
- The applicant also proposes to create a side entry in the existing rear addition and install a new rear door in an existing opening.
- The applicant also proposes to install 7" fiber cement siding on the addition.



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STAFF RECOMMENDATION

### APPROVE WITH CONDITIONS

**PREVIOUS REVIEWS**

In May 2014 the Commission approved plans for construction of a rear addition.

**STAFF RECOMMENDED CONDITIONS**

- the new deck and stairs be painted or stained a neutral color, and the color be submitted to staff for administrative approval.
- final door specifications be submitted to staff for review and approval
- the ground floor opening on the rear be enclosed from the interior so that the appearance of vertically aligned openings is maintained
- the siding be smooth and without a decorative bead and the colors be submitted to staff for review and approval
- if the windows are still extant, staff recommends they be repaired
- if there are no windows, staff recommends the applicant work with staff for an administrative approval of new windows

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## STAFF ANALYSIS

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Decks pg. 51,  
#1-2

1. Decks should not alter, damage or destroy significant site elements of the property  
2. Decks should complement the architectural features of the main structure without creating a false historical appearance. Decks should be painted or stained a neutral color that complements one or more of the colors found on the main structure.

The applicant proposes to add a deck and stairs from the second story door to the ground level. Staff finds that this addition dates to 2014 and is not part of the historic building.

Staff finds that the addition of stairs as a means of egress is appropriate and consistent with the guidelines for decks and rear porches. The rear deck and stairs is highly visible from the alley and staff recommends the new deck and stairs be painted or stained a neutral color, and the color be submitted to staff for administrative approval.

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New Construction, Doors and Windows, pg. 49 #1

*The size, proportion and spacing patterns of door and window openings on a new addition should follow patterns established by the original building.*

The applicant proposes to reintroduce a door to an existing second story opening. Staff notes that, based on the plans, it appears the applicant plans to relocate the door openings. Since this is not an original door, staff recommends approval with the condition that the final door specifications be submitted to staff for review and approval.

The applicant proposes to relocate a door from the first-story rear elevation of the addition to the side elevation. The relocated door is needed in order to accommodate a second means of egress and a new interior bathroom. Staff finds that, while a side entrance is not typical for the district, it will be not be highly visible from the rear alley. Staff recommends that the ground floor opening on the rear be enclosed from the interior so that the appearance of vertically aligned openings is maintained.

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Substitute Materials, pg. 60

*Fiber cement siding is a siding option that has limited application for use on historic properties. ... the application of these products in City Old and Historic Districts should be restricted to new freestanding buildings, secondary elevations with limited visibility from the public right-of-way, new additions with limited visibility from the public right-of-way, and new outbuildings. ... Fiber cement siding should reveal a smooth surface, rather than a faux "wood grain".*

The applicant proposes to clad the existing vertical board siding on the addition in fiber cement siding. Staff finds that this is in keeping with the *Guidelines* and recommends approval with the condition that the siding be smooth and without a decorative bead, and the colors be submitted to staff for review and approval.

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Building Elements, Windows, pg. 69

4. Boarded windows should be uncovered and repaired. If the resulting window opening is no longer functional, the glass should be retained and frosted, screened or shuttered from the interior. The window should appear to be functional from the

Staff notes the presence of boarded windows on the rear elevation and requests that the applicant provide additional information to staff regarding the condition of the windows. If the windows are still extant, staff recommends they be repaired. If there are no windows, staff

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*exterior.*

recommends the applicant work with staff for an administrative approval of new windows.

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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. 316 W Leigh Street, facade.



Figure 2. 316 W Leigh Street, side elevation.



Figure 3. 316 W Leigh Street, rear elevation.



Figure 4. 316 W Leigh Street, ca. 2014 addition. .



Figure 5. 316 W Leigh Street, addition existing openings. .



Figure 6. 316 W Leigh Street, rear windows.