

1. COA-068549-2020

PUBLIC HEARING DATE

February 25, 2020

PROPERTY ADDRESS

3820 Hermitage Road

DISTRICT

Hermitage Road

APPLICANT

M. & R. Amirsoleimani

STAFF CONTACT

C. Jeffries

Commission of Architectural Review

STAFF REPORT



PROJECT DESCRIPTION

Modify previously approved plans for a rear deck.

PROJECT DETAILS

- The applicant requests approval to alter the design for a proposed rear deck at a two-story, three-bay, Italian Renaissance style home in the Hermitage Road City Old and Historic District.
- The current plans expand the footprint of the deck, extending it along the entire rear elevation.
- The deck will be constructed of pressure-treated wood, stained, with brick piers and Richmond rail painted white.
- On a recent site visit to the property, staff noted that the changes to the windows have been completed. However, the completed work is not consistent with the CAR approved plans or the approved building permit plans.



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STAFF RECOMMENDATION

APPROVE WITH CONDITIONS

PREVIOUS REVIEWS

Plans for the deck and alterations to windows were approved by the Commission in April, 2016.

STAFF RECOMMENDED CONDITIONS

- The stain color be submitted to staff for administrative review and approval.
- The applicant meet with staff to address the inconsistencies between the approved plans and the completed work.

STAFF ANALYSIS

Decks, pg. 51
#1-4

1. Decks should not alter, damage, or destroy significant site elements of the property.
2. Decks should complement the architectural features of the main

Staff finds that the proposed deck is consistent with the Commission's guidelines for decks. The plans indicate that the decking will be stained but does not provide a color selection. Staff recommends the stain color be submitted

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.

3. *Deck design may include vertical picket balustrades or contemporary railing that is in scale with the house and the deck.*
4. *Deck sub-decking should be screened with wood lattice work or with brick piers.*

for administrative review and approval.

Windows, pg.
69 #8

Changes to existing windows or the addition of new windows along a secondary elevation will be considered by the Commission on a case-by-case basis.

Staff recommends the applicant meet with staff to address the inconsistencies between the approved plans and the completed work.

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. Rear elevation, February 2020



Figure 2. Rear elevation, April 2015