

## 2. COA-084169-2020

PUBLIC HEARING DATE

January 26, 2021

PROPERTY ADDRESS

4201 Hermitage Road

DISTRICT

Hermitage Road

APPLICANT

The New Community School

STAFF CONTACT

C. Jones

# Commission of Architectural Review

## STAFF REPORT

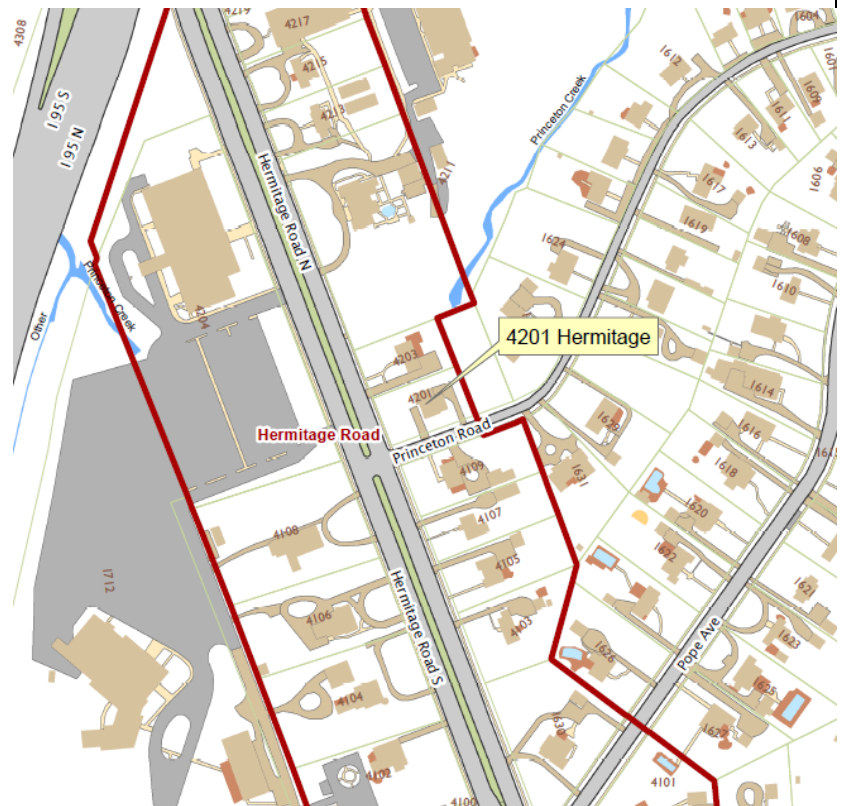


### PROJECT DESCRIPTION

**Add an ADA-accessible ramp to the front of the building, add a wood deck to the rear, and replace rear garage door with a bay window and accessible door.**

### PROJECT DETAILS

- The applicant proposes alterations to a ca. 1951 Minimal Traditional/Ranch style house on the corner of Hermitage Road and Princeton Road to accommodate four classrooms.
- On the façade the applicant proposes to install a concrete accessible ramp with metal railings.
- On the rear elevation, the applicant proposes to install a wood deck with a code-compliant railing from the first level of the house to provide the necessary second means of egress.
- Also on the rear, the applicant proposes to replace the existing garage door with a bay window and accessible door.



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### STAFF RECOMMENDATION

## APPROVE WITH CONDITIONS

### PREVIOUS REVIEWS

On March 24, 2009 the Commission approved a request from previous owners to demolish a rear porch and to construct a rear addition of Hardiplank with aluminum-clad wood windows, a brick foundation, and a hipped roof. This approval included securing the second-story French doors at the rear of the addition with the expectation that the owners would build a porch or balcony. The previous owners never constructed the porch or balcony.

### STAFF RECOMMENDED CONDITIONS

- The applicant work with staff to relocate the stairway to not extend past the south wall
- The final material specifications including railing profile, materials, and colors be submitted to staff for review and approval
- The final window specifications be submitted to staff for review and approval

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## STAFF ANALYSIS

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Building and Site Accessibility, Ramps, pg. 79

*8. Ramps should be located to minimize the potential loss to historic features such as porch railings, steps and windows and should preserve the overall historic setting and character of the property. Every effort should be made to design the ramp using similar material and design elements that are compatible with the structure; for example, salt-treated rails for a ramp on any historic structure, whether frame or brick, are inappropriate and out of scale while simple black iron rails are less obtrusive.*

The applicant proposes an accessible entrance ramp that will extend from the entrance stairs along the façade of the house to ground level. The ramp will be low-scale and made of concrete with a simple metal handrail painted black. Staff finds that the proposed ramp meets the Guidelines and recommends approval.

Site Accessibility, Creating a New Entrance, pg. 79

*5. When it is not possible to modify an existing entrance, a new entrance may be made, or an existing opening may be altered to create a new entrance.*

In order to accommodate the classroom use, the applicant proposes additional means of egress by replacing the existing garage door with a bay window and accessible door. Due to the limited visibility of this section of the rear elevation, staff recommends approval of the conversion of the garage door to a window and accessible door. Staff also notes that a new window is proposed on the rear addition. Staff recommends approval of this new window with the condition that the final window specifications be submitted to staff for review and approval.

New Construction, Decks, pg. 51

*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.  
3. Deck design may include vertical picket balustrades or contemporary railing that is in scale with the house and the deck.*

The applicant proposes a rear deck that spans the width of the rear addition and extends past the south wall to accommodate a run of stairs. The stairs will pass in front of one of the south wall windows. The deck will have a code-compliant railing surrounding the deck and stairs. Staff recommends approval of the deck with the condition that the applicant work with staff to relocate the stairway to not extend past the south wall. Staff further recommends the final material specifications including railing profile, materials, and colors be submitted to staff for review and approval.

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

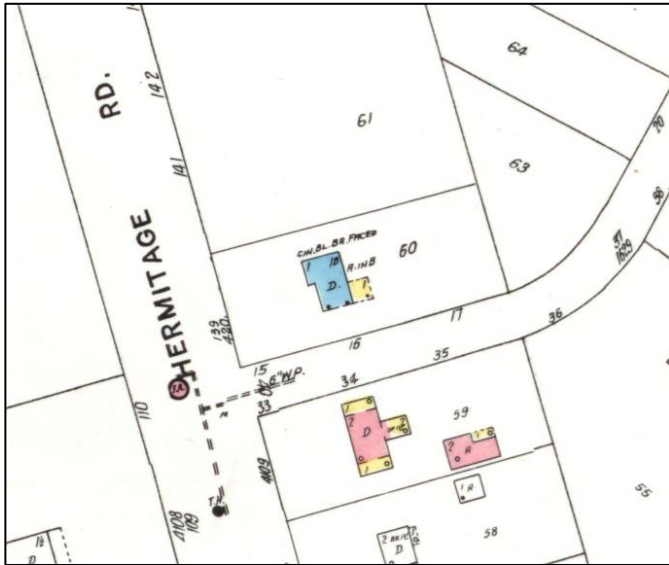


Figure 1. Sanborn map ca. 1952 with original porch addition shown.



Figure 2. 4201 Hermitage Road, façade



Figure 3. 4201 Hermitage Road, location of proposed rear deck.



Figure 4. Rear elevation, as viewed from Princeton Road