



Staff Report  
City of Richmond, Virginia  
**Planning Commission**



<b>UDC 2028-18</b>	<b>FINAL Location, Character, Extent Review</b>	Meeting Date: 5/9/2024
<b>Applicant/Petitioner</b>	Terry Moore Jr., Department of Parks, Recreation, and Community Facilities	
<b>Project Description</b>	FINAL Location, Character, and Extent review of a renovation to the Byrd Park Round House to provide ADA circulation, located at 621 Westover Road.	
<b>Project Location</b>		
<b>Address:</b> 621 Westover Road		
<b>Property Owner:</b> CITY OF RICHMOND RECREATION & PARKS		
<b>High-Level Details:</b> This project consists of renovations to the existing Byrd Round House to facilitate ADA access, repairs and replacement of deteriorated materials.		
<b>UDC Recommendation</b>		
<b>Staff Contact</b>	Ray Roakes, Planner, raymond.roakes@rva.gov	
<b>Public Outreach/ Previous Reviews</b>	NA	
<b>Conditions for Approval</b>	NA	

## Findings of Fact

Site Description	The project is located in Byrd Park between Lakeview Avenue and Westover Road.
Scope of Review	The project is subject to location, character, and extent review under section 17.05 and 17.07 of the Richmond City Charter.
Prior Approvals	UDC 2021-12 - Final location, character, and extent review of exterior alterations and accessibility improvements at the Byrd Park Round House; 620 Westover Road was <b>deferred</b> by the Urban Design Committee to allow for the opportunity to explore alternative ways for ADA compliance.
Project Description	<p><b><u>The Applicant states:</u></b></p> <p>“The existing building is a one-story, octagon-shaped, masonry structure approximately 2,500 square feet in area, located in Byrd Park at 621 Westover Road”</p> <p>“The Project Scope of Work is a renovation to provide compliant ADA accessibility and includes repair and replacement of failing exterior items consisting of the following:</p> <ol style="list-style-type: none"> <li>1. Replacing the existing access ramp with concrete slab matching the stairs and masonry walls matching the porch support walls.</li> <li>2. Replacing the existing railings with code compliant guardrails and handrails.</li> <li>3. Replacing the existing porch decking and porch ceiling with composite, faux wood materials that mimic the existing materials and match existing profiles.</li> <li>4. Replacing any rotted existing column enclosures, fascia beams, and rafter tails as needed with composite, faux wood materials that mimic the existing materials and match existing profiles.</li> <li>5. In the interior of the building, demolition of the restroom area and reconstruction with a revised ADA compliant layout.</li> <li>6. Adding two ADA compliant parking spaces and installing and replacing sidewalk to create an accessible path from the spaces to the building.” <p>“The Project Scope of Work will keep the following existing items:</p> <ol style="list-style-type: none"> <li>1. Brick, including the exterior walls, porch support walls, and brick detailing around doors and windows.</li> <li>2. Windows, including concrete window sills, metal grates, and wood panels under the windows.</li> <li>3. Doors, except in revised ADA compliant restroom area.</li> <li>4. Concrete stairs.</li> <li>5. Wood column enclosures, wood fascia beams, and wood rafter tails, except where replacement is necessary due to rot.</li> <li>6. Roof shingles.” <p><b><u>Staff review:</u></b></p> <p>The current structure is not compliant with ADA accessibility and the project will address that.</p> <p>The proposal includes replacing the existing ramp to be of more permanent and aesthetically pleasing materials that are more in line with the existing historic structure.</p> <p>The existing, awkward iron railing will be replaced with a more traditional railing that meets current code requirements. The new railing will be metal and be painted black to better blend into the larger structure and not detract from the historic nature. The railings will not be attached to the existing columns so they do not damage the historic materials.</p> <p>Interior work and replacement of existing materials that are deteriorating is also proposed, but outside of the scope of review.</p> </li></ol></li></ol>

	<p>This project has been an ongoing project since 2021. The Applicant has worked very closely with Staff to go through all of the possible options and Staff and the Applicant have come to the conclusion that the proposed is the best way to address the needed ADA access. The design is the least disruptive to the existing historic structure and most able to provide an equal access point for users of differing mobilities.</p> <p><b>Staff recommends:</b> Approval</p> <p>Staff provides the following analysis for approval:</p> <ol style="list-style-type: none"> <li>1. The General Location is appropriate, the ADA ramp will serve a prominent entrance to the building.</li> <li>2. The General Character of the proposal is a substantial improvement in material quality than the existing ramp, and is consistent with the existing historical materials of the larger structure.</li> <li>3. The General Extent of the proposal appropriately addresses the need for ADA access.</li> </ol>
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## Urban Design Guidelines and Master Plan

	Text	Staff Analysis
<b>Master Plan</b>	NA	
<b>Urban Design Guidelines</b>		
<b>P. 9 Public Parks - Universal Design</b>	<i>Public park design should incorporate design elements that ensure equal access to all users. Site limitations should be evaluated, and access to all sites and site features should be universal. Accessible ramps and other physical accommodations should be components of the overall design and not a separate feature, protecting the dignity of all users.</i>	The proposed ADA ramp will be consistent with the overall design and rear as a portion of the existing building rather than a separate element.
<b>P. 14 Building Design Detail – Building Materials</b>	<i>New building materials should be compatible with and complement the vernacular of the neighborhood. New materials should be appropriate for the size and architectural style of the building. For older buildings, inappropriate building materials or inferior materials that have been added over time and detract rather than add to the character of the building should be removed. For significant older buildings, original building elements, materials, and features should be retained and repaired, as feasible. Building materials and elements from</i>	Existing added materials of lower quality will be removed with this project, and replaced with materials that is consistent with existing historic materials and architectural elements.

	<i>an earlier time that are not appropriate for the architecture of the building should not be added to create a false historical appearance. New construction that features architectural elements that reference the past should do so with durable materials.</i>	