

6. COA-076905-2020

PUBLIC HEARING DATE

August 25, 2020

PROPERTY ADDRESS

316 North 36th Street

DISTRICT

Chimborazo Park

APPLICANT

A. & A. Hake

STAFF CONTACT

C. Jeffries

Commission of Architectural Review

STAFF REPORT



PROJECT DESCRIPTION

Replace concrete walkway with bluestone.

PROJECT DETAILS

- The applicant requests approval to replace deteriorated paving material at the front of the home.
- The existing house is a 2-story frame Italianate house built ca. 1910.
- The concrete steps from the sidewalk to the porch steps are deteriorated and do not meet current building code. The applicant is proposing to replace the steps with new concrete. New metal handrails will also be installed at the replacement stairs.
- A concrete pathway to the side of the house will be removed and replaced with bluestone stepping stones.
- The applicant also proposes to replace a rear wooden privacy fence in-kind.
- Other work is also planned at the rear, which is not visible from the public right of way.



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STAFF RECOMMENDATION

APPROVE WITH CONDITIONS

PREVIOUS REVIEWS

None.

STAFF RECOMMENDED CONDITIONS

- The new concrete curbing match the heights of the adjacent curbing, matching the existing curbing.
- The concrete walkway to the side yard that is visible from the street be replaced in-kind with new concrete to match the existing design.
- Final specifications for the fence be submitted to staff for administrative approval.

STAFF ANALYSIS

Standards for Site Improvements,

Sidewalks and curbs should be built of common building materials found throughout the District. Generally, simple

The applicant is proposing to replace the existing concrete steps and curbing with new concrete. As the Guidelines call for simple

Sidewalks & Curbs, pg. 76 #7	<i>paving designs are more compatible with the diverse building styles and better unify the various elements found on streets throughout Old and Historic Districts. The use of more than two paving materials within an area is discouraged.</i>	paving materials and in-kind replacement of deteriorated elements, staff is supportive of this proposal. However, the applicant is proposing to change the height of the curbing that extends across the front of the property, which adjoins concrete curbing on the adjacent lots. Staff finds that the proposed change in height is not in keeping with the Guidelines or patterns found on the block. The abutting houses on this side of the block all have curbing with matching heights, with the exception of 322 East Marshall Street, which was constructed in 2016 and does not have historic curbing. Since all of the historic homes on this side of the block have matching curbing heights, <u>staff recommends the new concrete curbing match the heights of the adjacent curbing, matching the existing curbing.</u>
Standards for Rehabilitation, pg. 59 #7	<i>Repair damaged elements instead of replacing them. Use materials that match the original in type, or use physically and chemically compatible substitute materials that convey the same appearance as the surviving elements or sections. Use available documentation when reconstructing missing elements. Pictorial, historical or physical documentation can be helpful.</i>	The Guidelines recommend replacing damaged elements with materials that match the original in type or with substitute materials that convey the same appearance as surviving elements. Staff finds that the proposed bluestone stepping stones do not replicate the existing concrete walkway and <u>recommends the concrete walkway to the side yard that is visible from the street be replaced in-kind with new concrete to match the existing design.</u>
Standards for Rehabilitation, pg. 59 #7	<i>Repair damaged elements instead of replacing them. Use materials that match the original in type, or use physically and chemically compatible substitute materials that convey the same appearance as the surviving elements or sections. Use available documentation when reconstructing missing elements. Pictorial, historical or physical documentation can be helpful.</i>	The Guidelines recommend replacing damaged elements with materials that match the original in type or with substitute materials that convey the same appearance as surviving elements. Staff finds that the proposed bluestone stepping stones do not replicate the existing concrete walkway and <u>recommends the concrete walkway to the side yard that is visible from the street be replaced in-kind with new concrete to match the existing design.</u>
Guidelines for Administrative Approval of Handrails and Porch Railings, #1	<i>Staff may approve up to two metal handrails for any type or location of porch, deck, or stoop as long as the railings are a simple wrought iron design and installed in such a way as to have a minimum impact on historic materials. Such railings shall be painted black, black green, or a color complementary to the primary structure on the property.</i>	Staff finds that the proposed handrails meet the administrative approval guidelines for handrails and <u>recommends approval.</u>
Standards for Site Improvements, Fences & Walls pg. 78 #9-10	<i>9. Rear-yard privacy fences should mimic traditional fence designs. 10. Wooden fences should be repaired and painted as needed. Existing picket designs should be matched when replacement is necessary.</i>	The plans state that the privacy fence in the rear yard will be replaced in-kind. As details were not provided, <u>staff recommends final specifications for the fence be submitted to staff for administrative approval.</u>

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 North 36th Street, view from street

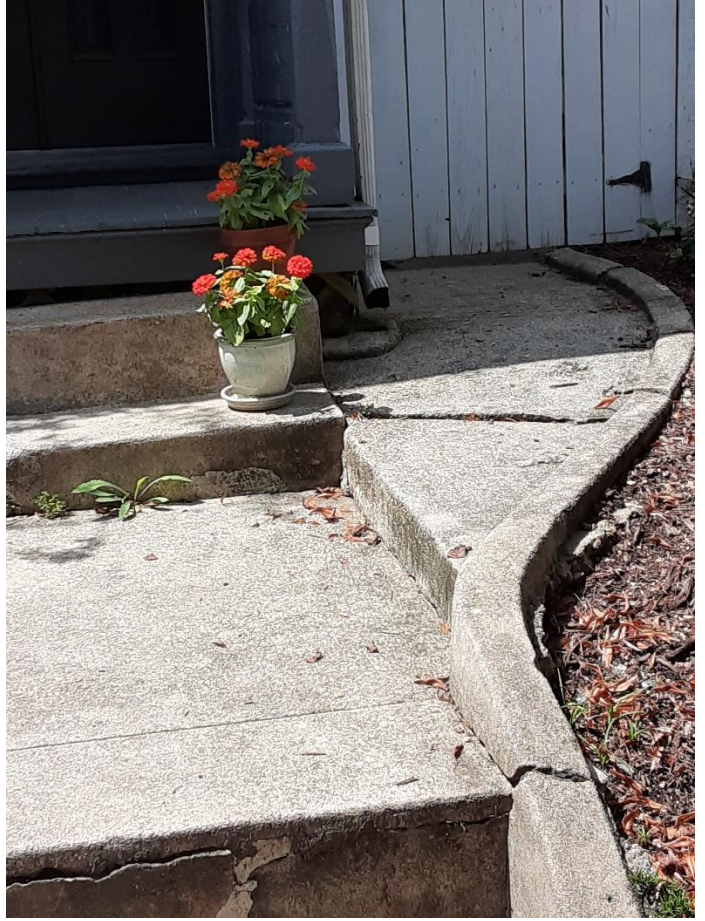


Figure 2. Existing side walkway



Figure 3. Curbing along the even side of North 36th Street



Figure 4. Curbing along the even side of North 36th Street