

10. COA-051999-2019

PUBLIC HEARING DATE

April 23, 2019

PROPERTY ADDRESS

511 North 24th Street

DISTRICT

Church Hill North

APPLICANT

Cava Capital LLC



Commission of
Architectural Review

STAFF REPORT

STAFF CONTACT

C. Jeffries

PROJECT DESCRIPTION

Renovate a two-story front porch, remove stairs, repair siding, demolish a rear shed, and add a rear brick patio and privacy fence.

PROJECT DETAILS

- The applicant is proposing to rehabilitate a two-story Greek Revival frame house with a raised basement in the Church Hill North City Old and Historic District.
- In the front of the home the applicant is proposing general repair and painting as well as the removal of the front porch stairs.
- At the rear of the home the applicant is proposing to demolish a small storage shed and install a brick patio and new privacy fence.
- On a site visit to the property, staff observed that the shed has already been demolished and removed.



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STAFF RECOMMENDATION

PARTIAL APPROVAL WITH CONDITIONS

PREVIOUS REVIEWS

None.

STAFF RECOMMENDED CONDITIONS

- Staff recommends approval of the following:
 - The general repair and painting of the exterior.
 - The replacement of the porch railing with the condition that the new railing be wood Richmond rail.
 - The demolition of the shed.
- Staff recommends denial of the demolition of the front porch steps.

STAFF ANALYSIS

Paint, pg. 64

The proposed colors are consistent with the Commission's paint palette for wood-frame Greek Revival buildings.

Standards for Rehabilitation, #2, pg. 59

Retain original wood features.

The applicant is proposing to repair and repaint the existing exterior materials.

Porch and Entrance

Elements that are damaged or loose should be repaired to match the detail of the

The plans note that the existing railings on the raised porch will be replaced. Staff

Repair, #1, pg. 71	<i>existing original fabric.</i>	<u>recommends the new railing be wood Richmond rail.</u> Staff also recognizes that the existing railing may not meet current code requirements, and supports the installation of a railing that does meet modern codes.
Entrance and Porch Removal, Replacement and Reconstruction #4, pg. 71	<i>Do not remove or radically change entrances and porches important in defining the building's overall historic character.</i>	<p>The applicant is proposing to remove the front porch stairs which provide access to the front porch from the ground level. The current configuration of the stairs and porch columns is unusual, however staff has been unable to determine the original appearance of the porch. Sanborn maps indicate that the home had a full-width front porch in 1925. A photograph from the 1950s shows the same porch and stair design as the present configuration. In addition, the only other home with a raised basement on the block also has stairs to the ground level. As such, staff cannot support the removal of this character-defining feature and <u>recommends denial of the removal of the front stairs.</u></p> <p>Staff recognizes that security is a concern for residents of City Old and Historic Districts and of Richmond in general; however, staff does not feel that it should be used to justify changes that are inconsistent with the guidelines. If the applicant has a safety concern, security can be addressed through less structural means such as lighting or security devices that would not change the character of the property.</p>
Demolition, pg. 82	<i>Under the provisions or Sec. 32-930.7., the Commission shall approve requests for demolition when: 1) There are no feasible alternatives to the proposed demolition. 2) A building or structure is deemed not to be a contributing part of the historic character of an Old and Historic District. (3) The Commission deems that a building or structure has deteriorated beyond the point of feasible rehabilitation.</i>	The shed in the rear of the building appeared to be of modern construction and was not historically significant. <u>Staff recommends approval of the demolition of the shed.</u>
Landscaping, pg. 76	<i>Landscaping is an essential component of any well-designed urban streetscape, and it is a crucial complement to the preservation of historic structures throughout the City.</i>	The applicant is proposing to add landscaping to the front of the home. <u>Staff finds that the proposed landscaping is appropriate and recommends approval.</u>
Sidewalks and Curbs, #7 pg. 76	<i>Sidewalks and curbs should be built of common building materials found throughout the District. Generally, simple paving designs are more compatible with the diverse building styles and better unify various elements found on streets throughout Old and Historic Districts.</i>	If the concrete retaining wall in the front of the home requires repair, staff recommends the concrete walls and planter beds be replaced in kind and that no decorative brick elements be added.

Sidewalks and
Curbs, #4 pg.
76

*Brick or granite pavers are the most
appropriate choice in most Old and Historic
Districts.*

The applicant is proposing a brick patio in the rear yard. As the patio will be screened from view by the proposed privacy fence, staff recommends approval of the patio and fence.

It is the assessment of staff that, with the conditions above, the application is partially 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. 511 North 24th St, façade



Figure 2. Front porch steps detail



Figure 3. 500 North 24th St



Figure 4. 511 North 24th St, ca. 1956



Figure 5. 511 North 24th St, rear

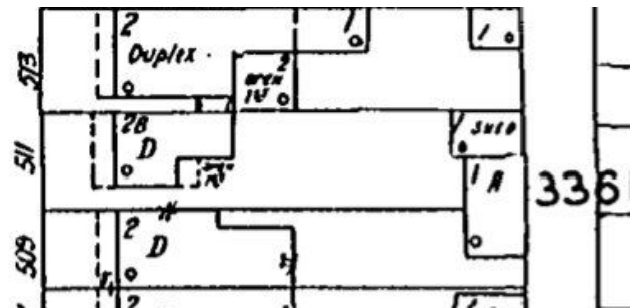


Figure 6. 1925 Sanborn Map