

6. COA-086244-2021

PUBLIC HEARING DATE

February 23, 2021

PROPERTY ADDRESS

412 North 24th Street

DISTRICT

Church Hill North

APPLICANT

A. Maples

STAFF CONTACT

C. Jones

Commission of Architectural Review

STAFF REPORT

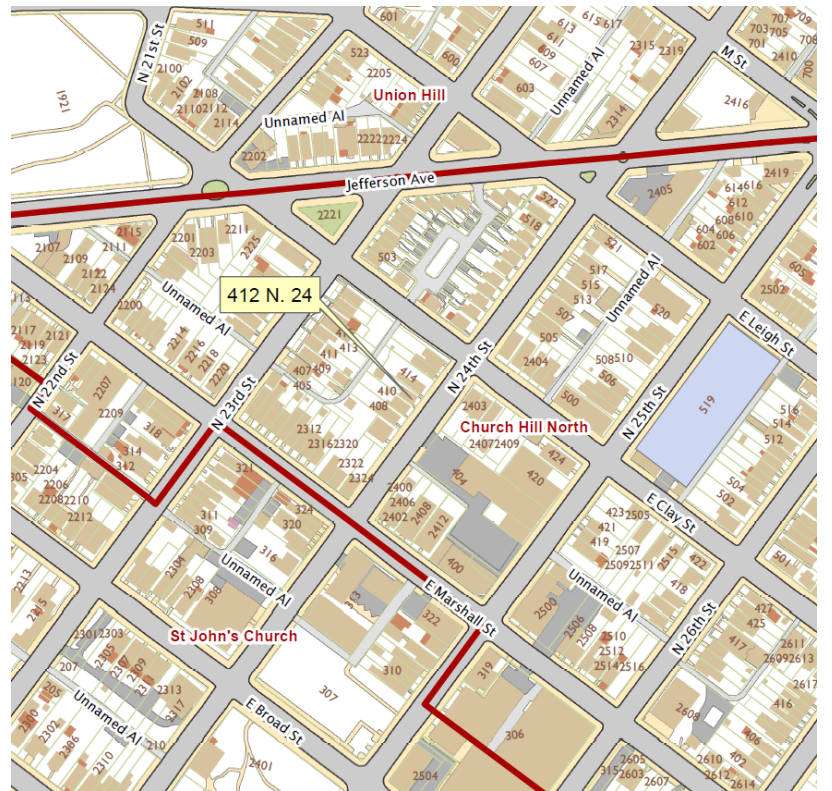


PROJECT DESCRIPTION

Rehabilitate exterior of building; convert a rear window into a door; and construct a rear deck.

PROJECT DETAILS

- The applicant proposes to construct a deck and stairs on the rear elevation of a ca. 1891 free-standing residence.
- The applicant also proposes to convert a rear window to a door.
- General repairs including patching the roof, repairing an existing fence, and repainting the exterior siding, porch, and trim are also proposed.



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STAFF RECOMMENDATION

APPROVE WITH CONDITIONS

PREVIOUS REVIEWS

Staff could not find any previous reviews in the Commission and building permit electronic files. However, Sanborn maps indicated that the house originally had a one-story full-width porch on the rear elevation.

STAFF RECOMMENDED CONDITIONS

- the applicant submit specifications for the door; paint or stain the deck, stairs, and railing a neutral color found on the Commission paint palette; and install the pickets on the interior of the railing for a more finished appearance
- any repairs maintain the historic look, profile, and colors of the historic roof

STAFF ANALYSIS

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 to construct a rear deck and stairs on an existing rear addition. Staff finds that the addition of stairs as a means of egress is appropriate and consistent with the guidelines for decks.

In order to provide access to the deck, the applicant proposes to convert an existing window to a door. Staff finds that these windows are likely not original to the house and recommends approval of the window-to-door conversion.

The applicant proposes to install a 36' railing of vertical wood pickets on the deck and stairs. Staff recommends approval of the railing.

Overall, staff recommends approval of the decks, stairs, and railing with the conditions that the applicant: submit specifications for the door, paint or stain the deck, stairs, and railing a neutral color found on the Commission paint palette, and install the pickets on the interior for a more finished appearance.

Standards for Rehabilitation, Residential Construction, pg. 59

- 7. 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.*

The applicant proposes repairs to the existing metal roof. Staff recommends approval of the metal roof repairs with the condition that any repairs maintain the historic look, profile, and color of the historic roof.

The applicant also proposes to replace the 3-tab shingles on the rear porch roof. Staff finds this is a minimally visible location and recommends approval.

Paint, Wood Frame Building, Italianate, pg. 64

Body - Deep Blue, Medium Grey, Dark Ochre, Tan, Slate
Trim - Golden Yellow, Dark Grey, Green-Black, Tan, Deep Red, Olive Green

The applicant proposes to paint the siding Oyster Bay (SW6206), Retreat (SW 6207), or Cascade Green (SW0066), the window trim Snowbound (SW 7004) or Pure White (SW 7005), the doors Snowbound (SW 7004) or Monorail Silver (SW 7633), and the trim Caviar (SW 6990). Staff finds these colors are generally in keeping with the Commission palette and recommends 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

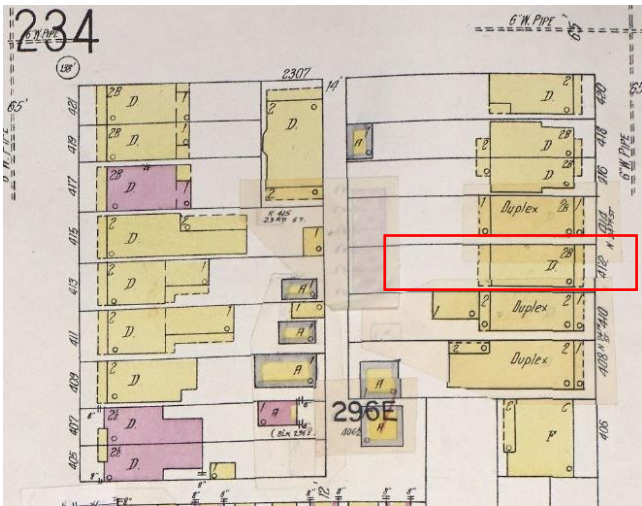


Figure 1. 1925-1950 Sanborn map.



Figure 2. 412 N. 24th Street, facade.



Figure 3. 412 N. 24th Street, rear elevation



Figure 4. 412 N. 24th Street, rear elevation.