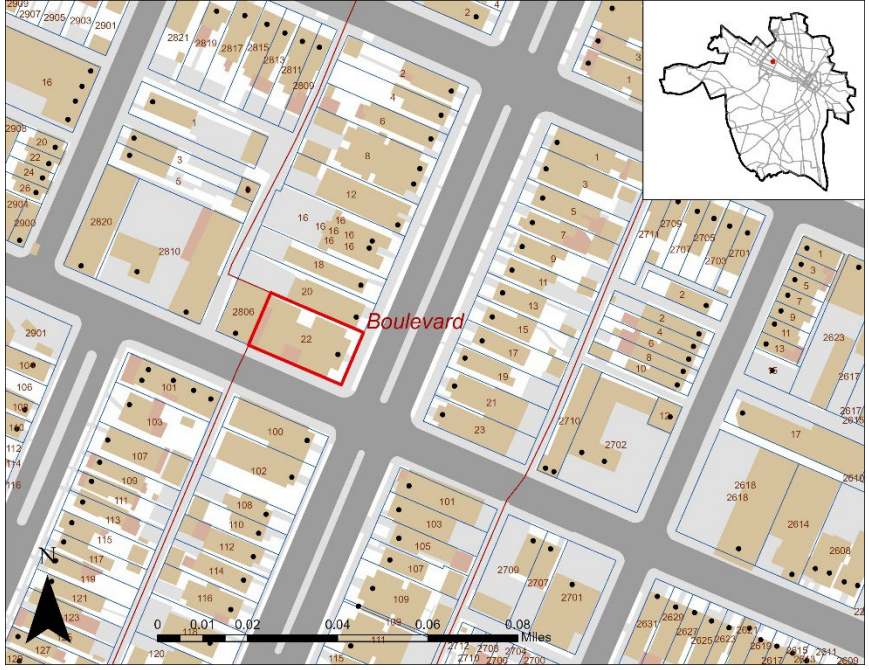




## Commission of Architectural Review

5. COA- 142784-2024	<b>Final Review</b>	Meeting Date: 2/27/2024
Applicant/Petitioner	Rodney Young	
Project Description	Replace a steel fire escape with wood.	
Project Location		
Address: 22 South Arthur Ashe Boulevard		
Historic District: Boulevard		
High-Level Details: <ul style="list-style-type: none"> <li>The applicant proposes to fully remove and replace the south fire escape and the exterior stairs located on the north side of the building.</li> <li>The fire escape on the south side of this building is highly visible, along the north side of West Cary Street.</li> <li>The central stairs, along the north side of the building are not visible from public right of ways.</li> <li>This building is a 4-story multi-family apartment building, built in 1921.</li> </ul>		
Staff Recommendation	Partial Approval	
Staff Contact	Annie Delaroderie, <a href="mailto:anne.delaroderie@rva.gov">anne.delaroderie@rva.gov</a> , 804-646-6335.	
Previous Reviews	None	
Conditions for Approval	<p>Staff recommends <i>denial</i> of:</p> <ul style="list-style-type: none"> <li>The replacement of the fire escape's steel framing, stairs, and concrete floor with wood.</li> </ul> <p>Staff recommends <i>approval</i> of:</p> <ul style="list-style-type: none"> <li>The replacement of the fire escape's steel framing, stairs, and concrete floor with in-kind materials, if the existing materials are beyond repair.</li> </ul>	

### Staff Analysis

Guideline Reference	Reference Text	Analysis
Standards For Rehabilitation: Residential	1. Retain original features and materials that define the building style, including but not	Due to the inset in the building, this is likely the original location of the fire escape; however, the original material for the fire escapes is unknown.

Construction, page 59.	<i>limited to wood siding, shingles, stucco, and masonry.</i>	Staff was unable to determine if these are the original fire escapes but believes they are original or they have gained significance overtime.
Standards For Rehabilitation: Residential Construction, page 59.	<i>3. Retain original metal features such as cast iron porches and steps, metal cornices, roofs, roof cresting, window sash, entablatures, columns, capitals, window hoods, and hardware and the color and finish of all original materials.</i>	<p>The steel framing systems are likely the original material and create a character-defining element. Installing wooden staircases, railings, and framing in this location would change the visual appearance of this building and is not compatible.</p> <p><u>Staff recommends denial of the replacement of the fire escape's steel framing, stairs, and concrete floor with wood.</u></p> <p><u>If the fire escapes steel and concrete elements are deteriorated beyond repair, staff recommends that these materials should be replaced in-kind.</u></p>
Standards For Rehabilitation: Residential Construction, page 59.	<i>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.</i>	<p>If the steel is in poor condition and cannot be repaired <u>staff recommends replacing the fire escape with in-kind materials.</u> The fire escape is a significant historic feature of this building, and steel or a similar material would be more compatible.</p>

*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. View of the façade of 22 South Arthur Ashe Boulevard.

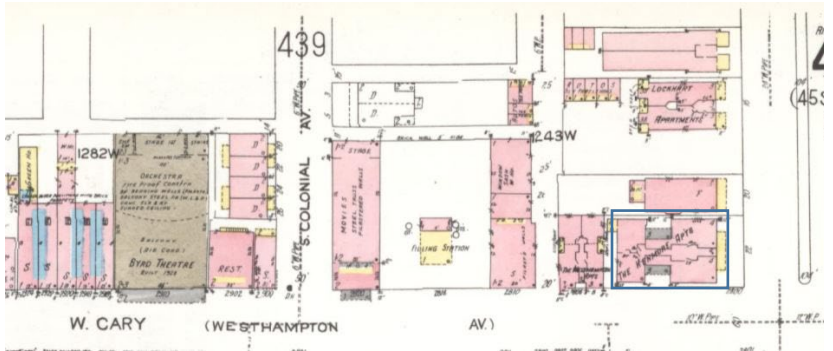


Figure 2. Sanborn map from 1952.



Figure 3. View of the fire escape on the south side of 22 South Arthur Ashe Boulevard.



Figure 4. Zoomed-in image of deterioration of the steel and concrete floors along the second floor of the fire escape.



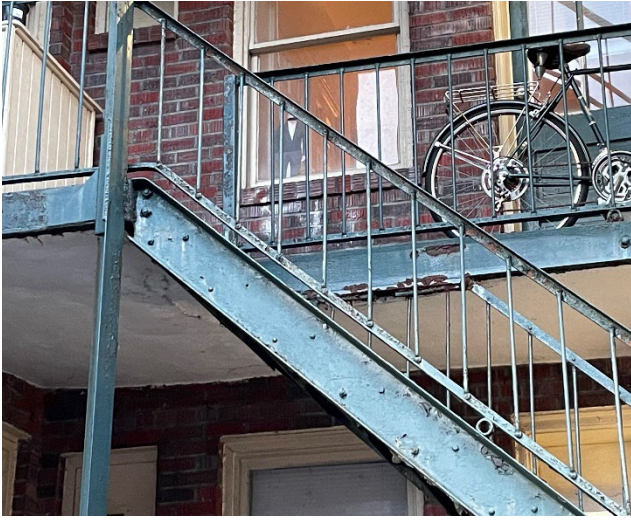


Figure 5. Zoomed-in image of deterioration of the steel and concrete floors along the second floor of the fire escape.