

4. COA-086194-2021

PUBLIC HEARING DATE

February 23, 2021

PROPERTY ADDRESS

2229 Monument Avenue

DISTRICT

Monument Avenue

APPLICANT

Bill & Blair Martin

STAFF CONTACT

C. Jones

Commission of
Architectural Review

STAFF REPORT



PROJECT DESCRIPTION

Construct a new rear rooftop deck, and convert a window opening into a door.

PROJECT DETAILS

- The applicant proposes to construct a new rooftop deck on the lower roof of the rear section of an existing ca. 1910 Colonial Revival house. The outer dimensions of the rear roof section are 48'-2" in length and 18'-9" in width.
- The applicant also proposes to convert an existing third-floor window to a glass door in order to provide access to the roof deck.
- The applicant proposes two plans for the roof deck; one is 29'-6" feet in length while the other spans most of the length of the roof. Both plans propose a deck width of 16'-7" feet.
- The proposed deck will sit on pressure treated wood decking and have a 42-inch guardrail to enclose it.



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STAFF RECOMMENDATION

APPROVE WITH CONDITIONS

PREVIOUS REVIEWS

The Commission has not previously reviewed an application at this location.

STAFF RECOMMENDED CONDITIONS

- the roof slope remain intact
- the applicant utilize a simple, visually unobtrusive railing such as a horizontal cable railing or visually permeable panels with the final details submitted to staff for review and approval
- in order to accommodate the new door, only the sill be lowered, the header height be maintained, the new door fit within the existing jambs, and the specifications be submitted to staff for review and approval

STAFF ANALYSIS

Standards for
New

*Additions should be subordinate in size to
their main buildings and as inconspicuous*

The applicant proposes to locate the new deck on the rear lower roof section. Staff finds that

Construction, Siting, pg. 46, #1	<i>as possible. Locating additions at the rear or on the least visible side of a building is preferred.</i>	this location is only visible from the rear alley and will be elevated. Staff finds that this location is in keeping with the <i>Guidelines</i> and recommends approval of a rooftop deck on the lower roof section.
Standards for New Construction, Materials and Colors, pg. 47 #s1-2, 5	1. <i>Additions should not obscure or destroy original architectural elements.</i>	The applicant proposes to build a deck structure over the existing roof. Staff recommends approval with the condition that <u>the roof slope remain intact.</u>
Section #1, pg. 1	2. <i>Materials used in new residential construction should be visually compatible with original materials used throughout the district.</i> 5. <i>... When rooftop railings are required for seating areas or for safe access to mechanical equipment, the railings should be as unobtrusive as possible, in order to minimize their appearance and visual impact on the surrounding district.</i>	The applicant has not provided specifications for the proposed railing. Staff recommends the applicant <u>utilize a simple, visually unobtrusive railing such as a horizontal cable railing or visually permeable panels with the final details submitted to staff for review and approval.</u>
New Construction, Doors and Windows, pg. 49, #s4-5	4. <i>Original masonry openings for doors and windows should be maintained. Infilling original masonry openings is strongly discouraged.</i> 5. <i>Original door and window surroundings should be retained. When selecting new doors and door surrounds, keep in mind that leaded, beveled, or etched glass is rare in Richmond's Old and Historic Districts, and is strongly discouraged and rarely permitted.</i>	The applicant proposes to lower the sill of a third floor window to accommodate a door for access to the rooftop deck. Staff finds that this window is not in a highly visible location. Staff recommends approval with the condition <u>that only the sill is lowered, the header height is maintained, the new door fit within the existing jambs, and the specifications be submitted to staff for review and 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. 2229 Monument Avenue, facade and view towards the rear section.



Figure 2. 2229 Monument Avenue, view towards to rear section roof.



Figure 3. 2229 Monument Avenue, view off rear section roof.