



Staff Report
City of Richmond, Virginia



Commission of Architectural Review

COA-094561-2021	Final Review	Meeting Date: 7/27/2021
Applicant/Petitioner	Maria Candler	
Project Description	Construct a new rooftop deck and install a spiral staircase.	
Project Location		
Address: 214 N. 26th St.		
Historic District: St. John's Church		
High-Level Details: <ul style="list-style-type: none"> The applicant proposes to construct a metal spiral staircase to connect the existing 2nd floor deck to a new rooftop deck with metal railings on a ca. 1890 Italianate residence. The applicant proposes to replace the 2nd floor deck railing with metal. The deck is proposed to be 20"x11"6' with a railing height of 36'. 		
Staff Recommendation	Approval	
Staff Contact	Emily Routman, Emily.routman@richmond.gov.com	
Previous Reviews	None	
Conditions for Approval	None	

Staff Analysis

Guideline Reference	Reference Text	Analysis
New Construction, Decks, pg. 51	<ol style="list-style-type: none"> Decks should not alter, damage, or destroy significant site elements of the property. 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. 	<p>The applicant proposes constructing a new, rooftop deck with metal railing. Staff finds that the proposed deck will not alter, damage, or destroy significant site elements of the property. Staff also finds that the proposed location is not highly visible from the surrounding area. The application generally meets the Guidelines for new construction and decks, as it is located near the rear of the dwelling and is subordinate in size.</p>

Materials & Colors, pg. 53	<ol style="list-style-type: none"> 1. Additions should not cover or destroy original architectural elements. 2. Materials used in new construction should be visually compatible with original materials used throughout the surrounding neighborhood. 3. Paint colors for new additions should complement the historically appropriate colors used on the primary structure. Paint colors should be similar to the historically appropriate colors already found in the district. 	The applicant proposes to construct a rooftop deck with black metal railings.
New Construction, Height, Width, Proportion, and Massing, pg. 47	<ol style="list-style-type: none"> 1. New residential construction should respect the typical height of surrounding residential buildings. 	The proposed rooftop deck will be shorter than the adjacent building and will be minimally visible from view of public right-of-way.
New Construction, Porches and Porch Details, pg. 49	<ol style="list-style-type: none"> 3. New porch railing designs, compatible with the overall design of the building, will also be considered. 	Staff finds that the railing design submitted by the applicant is a simple design that is compatible with the building, and will be minimally visible from the street and alley.

Figures

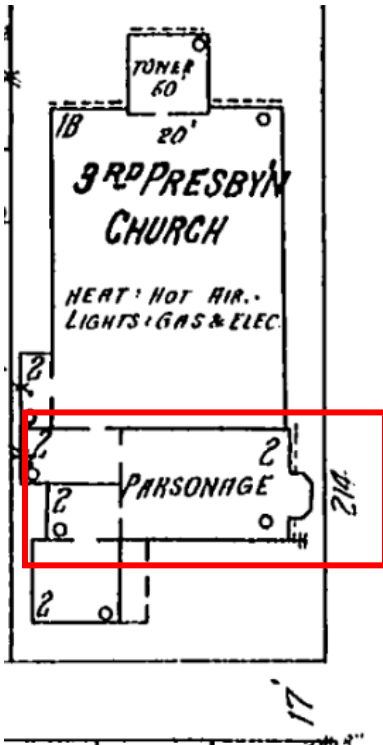


Figure 1. 1924-1925 Sanborn Map



Figure 2. Current front façade photo



Figure 3. Roof visibility from across the street on N. 26th Street.



Figure 4. Roof visibility from the alley.



Figure 5. View of existing 2nd story deck from the alley



Figure 6. View of existing 2nd story deck and location of proposed rooftop deck from the alley



Figure 7. View of side of property from N. 26th