

**14. COA-086186-2021**

PUBLIC HEARING DATE

February 23, 2021

PROPERTY ADDRESS

311-313 North 33<sup>rd</sup> Street

DISTRICT

Oakwood-Chimborazo

APPLICANT

Tryst LLC

STAFF CONTACT

C. Jones

Commission of  
Architectural Review

STAFF REPORT

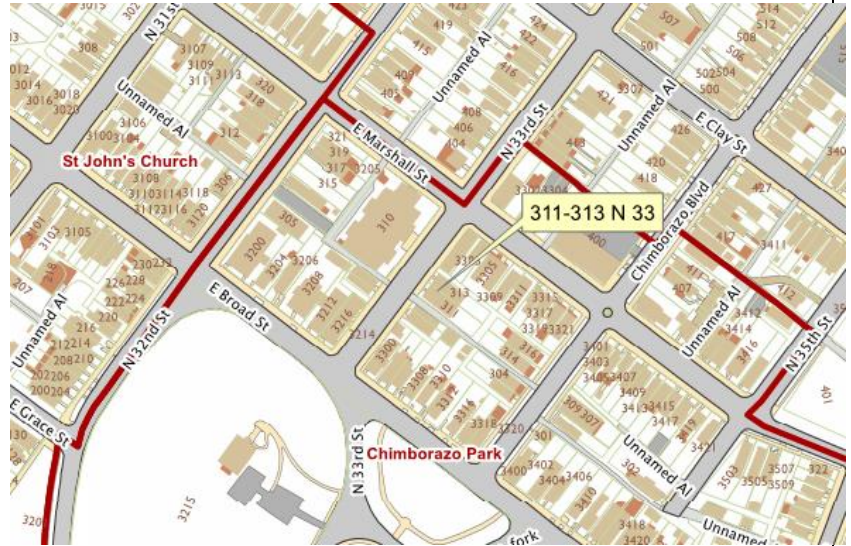


**PROJECT DESCRIPTION**

**Reconstruct front and rear railings and relocate rear porch stairs.**

**PROJECT DETAILS**

- The applicant proposes general upgrades and repairs to a pair of ca. 1920, Colonial Revival, semi-attached buildings.
- On the front facades, the applicant proposes to repair an existing railing on the first floor and install new railings on a second floor deck.
- On the rear, the applicant proposes to connect two separate porches and construct a new exterior stair.
- The applicant also proposes to paint the doors and window trim.



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STAFF RECOMMENDATION

**PARTIAL APPROVAL WITH CONDITIONS**

**PREVIOUS REVIEWS**

The Commission has not previously reviewed this application.

**STAFF RECOMMENDATIONS**

- denial of the proposal to combine the two rear porches
- any necessary repairs to the rear porch roof be submitted to staff for review and approval
- approval of the new railing for the second floor with the condition that it matches the specifications for Richmond Rail, including a top and bottom rail, an balusters that are rectangular in section and fitted into recesses between the top and bottom rail
- the exterior stairs be reconfigured as two separate staircases, and the revised plans be submitted to staff for review and approval, and the porch railings be Richmond Rail painted or stained a neutral color found on the Commission palette

**STAFF ANALYSIS**

New Construction, Porches and Porch Details,

2. When designing a new railing for a new infill building, or for an existing building which has lost its railing and for which no documentary or physical evidence survives,

Staff recommends approval of the new railing for the second floor with the condition that it matches the specifications for Richmond Rail, including a top and bottom rail, and balusters

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pg. 49                    *the balusters in the traditional Richmond rail are generally rectangular in section (with the narrow dimension facing the street) or square. The baluster is fitted into the recess in the top rail and a sloped bottom rail.*                    that are rectangular in section and fitted into the recesses between the top and bottom rail. Staff recommends approval of repairs to the existing first-story railings.

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The Secretary of the Interior Standards For Rehabilitation, pg. 4

1. *A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.*

2. *The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.*

5. *Distinctive features, finishes and construction techniques or examples of craftsmanship that characterize a property shall be preserved.*

6. *Deteriorated historic features shall be repaired rather than replaced. When the severity of deterioration requires replacement or a distinctive feature, the new feature shall match the old in design, color, texture and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical or pictorial evidence.*

On the rear elevation, the applicant proposes to remove the interior porch stairs, extend the second story porch roof to merge to the two porches, and construct new exterior stairs that will serve the newly reconfigured rear porch.

Staff understands that the current interior stairs do not meet current code requirements and recommends approval of upgrades to the rear porches to address safety and building code requirements. The applicant proposes to construct exterior stairs for access and egress to the second-story porches. Staff recommends approval of the new exterior stairs with the condition that the porch railings be Richmond Rail and painted or stained a neutral color found on the Commission palette.

Historic Sanborn maps indicate that the current two-porch configuration is in keeping with the historic pattern found on both this property and on the surrounding properties. Staff believes this is a character-defining feature of buildings of this form and massing. Staff recommends denial of the proposal to combine the two porches, and recommends any necessary repairs to the roof be submitted to staff for review and approval. Staff further recommends that the exterior stairs be reconfigured as two separate stairs cases and the revised plans be submitted to staff for review and approval.

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Paint, pg. 65                    *Window sashes: whites, blacks, neutrals, Doors: Blacks, Browns, Greens, Reds, Yellows, Neutrals*                    The applicant also proposes to paint the doors and window trim white. Staff recommends approval of the white paint color for the window trim and doors.

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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

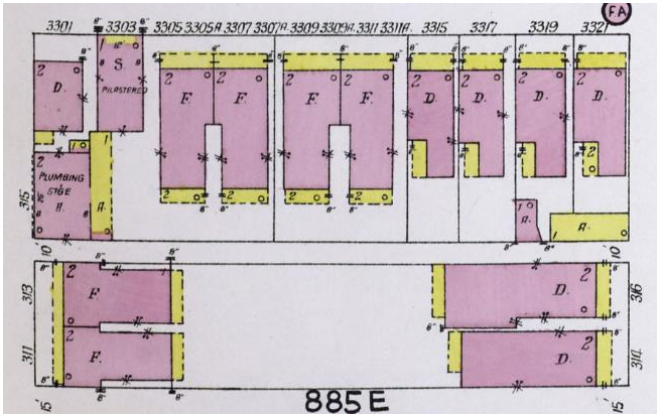


Figure 1. 1925 Sanborn map.



Figure 2. 311-313 N. 33rd Street, facade.



Figure 3. 311-313 N. 33rd Street, facade railing details.



Figure 4. 311-313 N. 33rd Street, rear elevation porches.

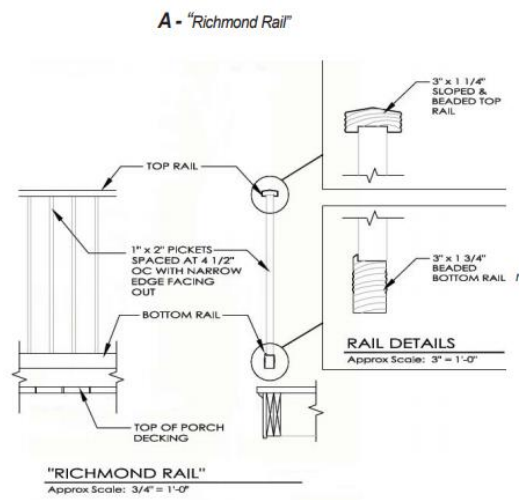


Figure 5. Richmond Rail detail.