

**13. COA-055423-2019**

PUBLIC HEARING DATE

June 25, 2019

PROPERTY ADDRESS

1813 West Grace Street

DISTRICT

West Grace Street

APPLICANT

D. Nguyen

STAFF CONTACT

C. Jeffries

Commission of  
Architectural Review

STAFF REPORT

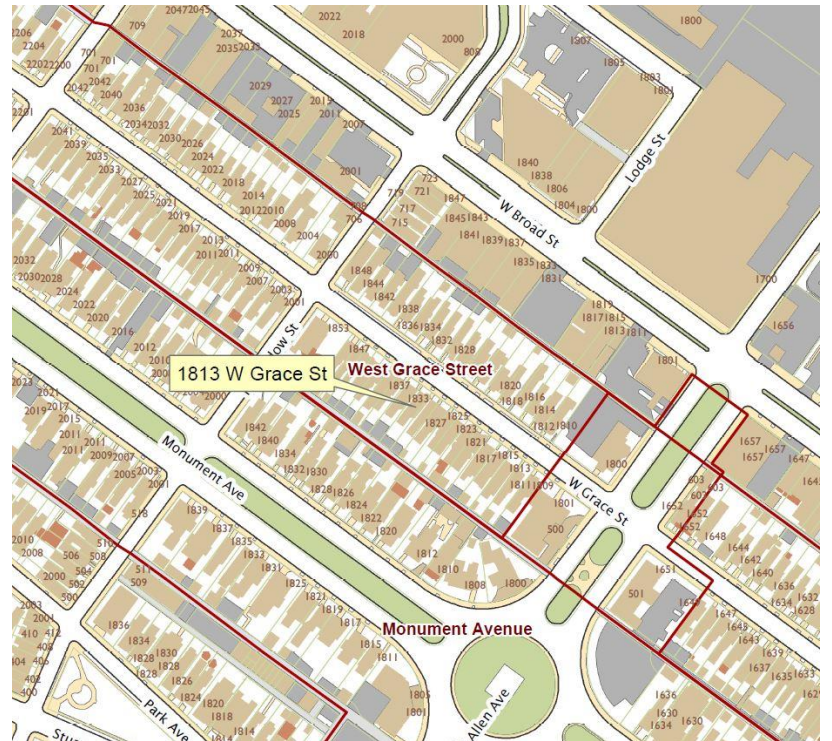


PROJECT DESCRIPTION

**Reconstruct a front porch, rehabilitate an existing garage.**

PROJECT DETAILS

- The applicant proposes to reconstruct the covered front porch using an existing brick foundation on a ca. 1909 residence.
- The porch will be 7'10" deep and 14' wide.
- The new porch will have a standing seam metal roof and fiberglass columns that sit on a wood base.
- The new porch and stair railings will be wood with turned pickets.
- The design of the new porch is based on a historic photograph.
- The applicant is also proposing to rehabilitate an existing garage at the rear of the property. The garage is currently in severe disrepair. The applicant proposes to reconstruct the garage roof, repair and replace the windows in-kind as needed, and install a new steel garage door.
- The applicant is pursuing historic tax credits for this project.



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STAFF RECOMMENDATION

**APPROVE WITH CONDITIONS**

PREVIOUS REVIEWS

None.

STAFF RECOMMENDED CONDITIONS

- The columns next to the façade be engaged, rectangular pilasters, as seen in the photograph rather than freestanding.
- Paint colors be submitted for administrative approval.
- Accurate revised drawings be submitted for administrative review and approval.
- The front porch columns be smooth rather than fluted.
- The metal roof be flat-lock or hand-seamed, rather than the standing seam metal proposed.
- Additional information regarding any proposed gutters be submitted for administrative approval.
- The garage door not have windows, to be more consistent with garage doors found on the subject block.
- The work be performed in conformance with a Part II Tax Credit application approval and conditions and any additional conditions subsequently imposed by DHR or the National Park Service be submitted to CAR staff for administrative review and approval

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## STAFF ANALYSIS

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Building Elements, Porches, pg. 71 #5

*The entire porch should only be replaced if it is too deteriorated to repair or is completely missing; replacements should match the original as much as possible.*

The applicant has designed a replacement porch that matches the original in terms of roof form, column design, and general size. The applicant proposes to construct a new porch on top of the existing brick porch deck. Based on the historic photographs provided by the applicant, historic Sanborn maps, and comparison to other porches on the block, staff finds the new porch generally is an accurate replication of the historic porch. Staff recommends the columns next to the façade be engaged, rectangular pilasters, as seen in the photograph rather than freestanding, columns.

The historic photograph submitted with the application does not clearly indicate the design of the column, though an Ionic capital can be seen. As no additional evidence exists, staff recommends the columns be smooth rather than fluted. There are several examples of smooth columns on similar porches on the block, and a smooth column is a more simplified design.

As paint colors were not indicated on the application, staff recommends paint colors be submitted for administrative approval.

Staff notes inconsistencies in the application and recommends accurate revised drawings be submitted for administrative review and approval.

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Building Elements, Porches, pg. 71 #7

*When replacing a railing on a historic building which has lost its railing, the first step is to look for documentary evidence which records the appearance of that railing. If no documentary evidence survives, look for physical evidence (this may benefit from the help of a design professional).*

The applicant is proposing to install a salvaged railing with turned pickets. The historic photograph does not clearly show the historic railing, however the majority of railings on the subject block have turned pickets and staff supports this design.

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New Construction, Porches and Porch Details, pg 49 #5

*5. Porch roofs are encouraged to utilize standing- or flat-lock metal seam roofs that are hand-seamed, or closely approximate hand-seaming. Seams that, in section, are large, rectangular seams, reminiscent of pre-formed seams utilized on prefabricated industrial or commercial structures, are not acceptable. Membrane roofs are acceptable substitutes for flat-lock seamed metal roofs.*

Staff recommends the metal roof be flat-lock or hand-seamed, rather than the standing seam metal proposed.

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Guidelines for Administrative Approval of

*The installation of suspended gutters of an inappropriate profile or material.*

Staff recommends the applicant submit additional information regarding any proposed gutters for administrative approval.

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Gutter and Downspout Installation, Items that do not meet the Guidelines and will not be approved administratively or by the Commission

*Inappropriate materials include vinyl and synthetic materials. Inappropriate profiles are those that introduce a new, and incompatible element that detracts from the roof and/or cornice line, such as k-style gutters.*

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Standards for Rehabilitation 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. Use available documentation when reconstructing missing elements.*

The applicant is proposing to repair an existing one-car garage at the rear of the property. The proposed work includes reconstructing the missing roof, repairing and replacing the windows in-kind with salvaged wood windows, and installing a modern steel garage door. The proposal is generally consistent with the standards for rehabilitation listed in the Guidelines. Staff recommends the door not have windows, to be more consistent with garage doors found on the subject block.

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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. Facade, 2019



Figure 2. Facade, 1957-1977



Figure 3. Garage, 2019