

**10. COA-053438-2019**

PUBLIC HEARING DATE

May 28, 2019

PROPERTY ADDRESS

2010 West Grace Street

DISTRICT

West Grace Street

APPLICANT

L. Turnbull

STAFF CONTACT

C. Jones

Commission of  
Architectural Review

STAFF REPORT



PROJECT DESCRIPTION

**Remove existing concrete front porch; construct a new covered front porch.**

PROJECT DETAILS

- The applicant proposes to demolish a non-historic concrete front porch and stairs on a ca. 1890 residence and construct a new covered front porch.
- The porch will be eight feet deep and 15'-2" feet wide.
- The new porch will have metal roof and paired fiberglass columns that sit on a CMU and brick veneer pier.
- The porch roof will have membrane on the flat section and standing seam metal on the slopes. The columns will be 6x6 pressure treated posts wrapped in wood with a 1x6 trim at the base and capital.
- The new porch and stair railings will be metal.
- The design of the new porch is based on historic photographs found in the residence.



The City of Richmond assumes no liability either for any errors, omissions, or inaccuracies in the information provided regardless of the cause of such or for any decision made, action taken, or action not taken by the user in reliance upon any maps or information provided herein.

STAFF RECOMMENDATION

**APPROVE WITH CONDITIONS**

PREVIOUS REVIEWS

None.

STAFF RECOMMENDED CONDITIONS

- The applicant utilize a simple railing profile and the applicant submit the railing design for staff review and approval.
- The roof material specifications be submitted for review and approval.
- The gutter profile and materials be submitted for staff review and approval.

STAFF ANALYSIS

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 eight

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foot deep and 15'-2" wide porch. The new porch will be the same depth as the neighboring porches and a similar width. 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 is an accurate replication of the historic porch and recommends approval of the application.

Staff notes inconsistencies in the application and requests the applicant confirm the columns will be round in keeping with the historic photographs.

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New Construction, Porches and Porch Details, pg 49#s 2-3

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, 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.*

3. New porch railing designs, compatible with the overall design of the building, will also be considered.

The applicant proposes to install a black metal stair and porch railing. Staff finds that a metal railing is appropriate as there is no evidence of an original railing. Staff recommends the applicant utilize a simple railing profile and the applicant submit the railing design for staff review and approval.

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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 notes inconsistencies in the application and requests the applicant use a flat-lock metal roof. Staff requests the roof material specifications be submitted for review and approval.

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

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

Staff recommends the applicant use a half-round style gutter instead of the K-style gutter. Staff requests the gutter profile and materials be submitted for staff review and approval. Staff also requests information about the downspout location to account for with the new porch.

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

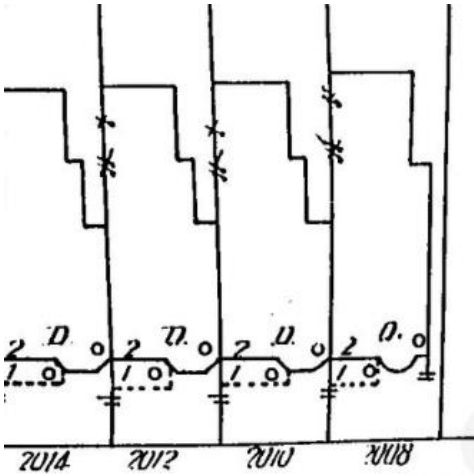


Figure 1. 1905 Sanborn Map.

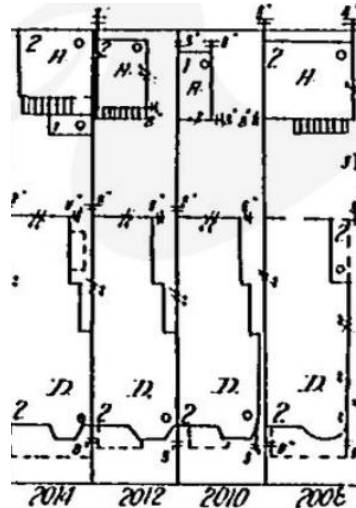


Figure 2. 1919, 1952 Sanborn Map.



Figure 3. 2010 West Grace Street.



Figure 4. 2010 West Grace Street, side view of facade





Figure 5. 2010 West Grace Street, porch roof ghosting.



Figure 6. 2016 West Grace Street.

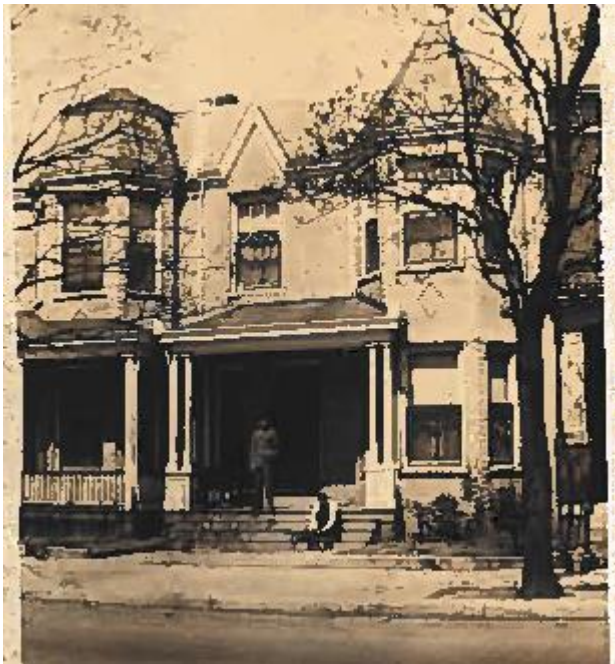


Figure 7. 2010 West Grace Street, undated photograph provided by the applicant.



Figure 8. 2010 West Grace Street, column detail, undated photographs provided by the applicant.