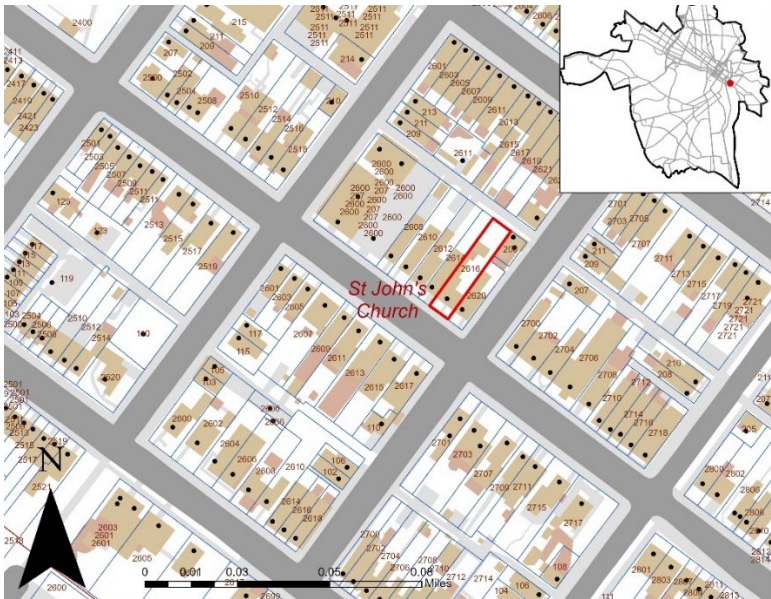




Commission of Architectural Review

5. COA-141066-2024	Final Review	Meeting Date: 1/23/2024
Applicant/Petitioner	Will Gillette	
Project Description	Construct a new second story addition.	
Project Location		
Address: 2616 East Grace Street		
Historic District: St. John's Church		
<p>High-Level Details:</p> <ul style="list-style-type: none"> • The applicant proposes to construct a second story addition, over a rear one-story addition. • The addition will be visible from a small spot north of 2620 East Grace Street, along North 27th Street due to the open space at the back of this lot. • The primary dwelling was built in about 1890. 		
Staff Recommendation	Approval	
Staff Contact	Annie Delaroderie, 804-646-6335, anne.delaroderie@va.gov .	
Previous Reviews	None	
Conditions for Approval	<p>Staff recommends:</p> <ul style="list-style-type: none"> • the proposed addition be no taller than the existing building. • that the proposed addition should not obscure or demolish the existing brick parapet walls on the second floor and first floor of the north side. • that the historic parapet walls should be retained and incorporated into the design of the addition. • that the applicant uses a different color brick than the existing historic brick on the building, if he chooses to construct the addition with brick. • that the paint colors be submitted to Staff for Administrative review and approval, if the applicant chooses to use horizontal lap siding for the addition. • final window materials and specifications be submitted to Staff for administrative review and approval. • Any additional work not mentioned in this application that may alter the exterior of the building be submitted in a subsequent COA application, before starting those projects. 	

Staff Analysis

Guideline Reference	Reference Text	Analysis
Standards For New Construction, page 46.	<i>All new residential and commercial construction, whether in the form of additions or entire buildings should be compatible with the historic features that characterize the setting and context. To protect the context of the surrounding historic district, new construction should reference the materials, features, size, scale, proportions, and massing of the existing historic buildings in its setting.</i>	The proposed addition will be compatible with neighboring houses' rear additions based on its form and massing.
Standards For New Construction: Siting #1, page 46.	<i>Additions should be subordinate in size to their main buildings and as inconspicuous as possible. Locating additions at the rear or on the least visible side of a building is preferred.</i>	The proposed addition is planned to meet the existing roofline. <u>Staff recommends that the proposed addition be no taller than the existing building.</u> The addition will be on the rear of the house and will only be visible from a small location, on North 27 th Street. The addition will be visible from the public alley, however the house has a deep set-back from the alley.
Standards For New Construction: Form #1, page 46.	<i>New construction should use a building form compatible with that found elsewhere in the historic district. Building form refers to the specific combination of massing, size, symmetry, proportions, projections, and roof shapes that lend identity to a building.</i>	The addition should be compatible with neighboring buildings in the historic district. Most of the buildings on this block and many of the buildings in the block to the east are two-story brick dwellings. Each of the buildings on the north side of this block have full-width front porches. The façade of the historic dwelling is not being impacted during this project. The majority of dwellings in the vicinity of this property have rear, projecting additions that do not obscure the historic features of the building. 2616 East Grace Street and the surrounding dwellings have flat roofs. The new addition proposed for the rear of 2616 East Grace Street will also have a flat roof.
Standards For New Construction: Materials & Colors #1, page 47.	<i>Additions should not obscure or destroy original architectural elements.</i>	The proposed addition will cover the window on the north side of the building, and a new window is being added to the north side of the addition. As drawn, the proposed rear addition will require the demolition of the rear second story and rear one story north facing parapet walls. To maintain the visual history of development of the building, <u>Staff recommends that the proposed addition should not obscure or demolish the existing brick parapet</u>

		walls on the second floor and first floor of the north side. <u>Staff recommends that the historic parapet walls should be retained and incorporated into the design of the addition.</u>
Standards For New Construction: Materials & Colors #2, page 47.	<i>Materials used in new residential construction should be visually compatible with original materials used throughout the district.</i>	The majority of buildings in this district are brick or frame residential dwellings. The applicant proposes constructing a two-story addition over the existing rear addition in either brick or cementitious lap siding. Both materials are compatible, while the lap siding would better differentiate the new addition from the existing addition. If the applicant chooses to use brick, <u>staff recommends using a different color brick than the existing historic brick on the building.</u>
Standards For New Construction: Materials & Colors #3, page 47.	<i>Paint colors for new additions should complement the historically appropriate colors used on the primary structure. Paint colors used should be similar to the historically appropriate colors already found in the district.</i>	If the applicant chooses to construct the addition with lap siding, <u>staff recommends that the paint colors be submitted to Staff for Administrative review and approval.</u>
New Construction: Doors and Windows #1, page 56	<i>The size, proportion and spacing patterns of door and window openings on a new addition should follow patterns established by the original structure. Wide, horizontal so-called 'picture windows' on new additions are strongly discouraged.</i>	<p>The windows on the proposed addition should be compatible with other properties in the historic district. The windows on the north, east and south sides are two-over-two double hung. All of the windows are vertically aligned. The windows in the new addition are planned to be above the existing door and window on the northeast side. A single two-over-two double hung window is planned for the north side of the addition, in the same position as the historic window on the existing north side.</p> <p>Windows should be wood or aluminum clad wood with Simulated Divided Lites. <u>Staff recommends final window materials and specifications be submitted to Staff for administrative review and approval.</u></p> <p>On a site visit, Staff observed additional work being done. <u>Staff recommends that any additional work not mentioned in this application that may alter the exterior of the building be submitted in a subsequent COA application before starting those projects.</u></p>

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. Façade of 2616 East Grace Street

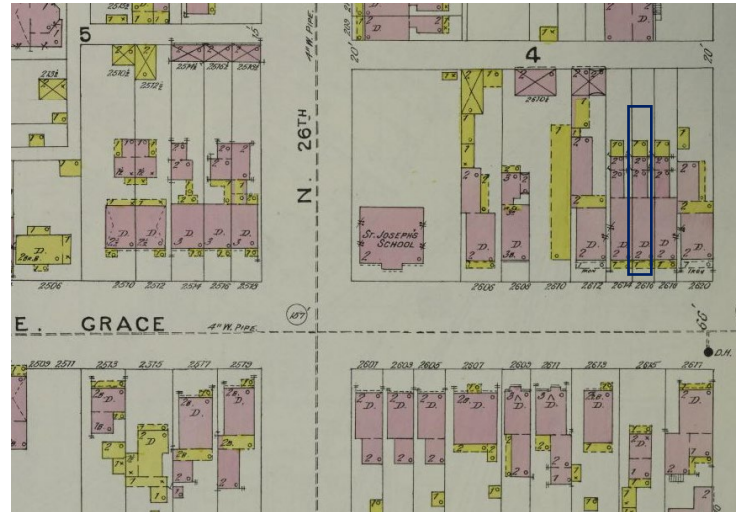


Figure 2. 1895 Sanborn map of 2616 East Grace Street. From this map, it is evident that this house had two-story rear brick projections and a 1-story wooden addition.



Figure 3. Sanborn Map of the 2600 block of East Grace Street, from 1925. From this map, it is evident that 2616 East Grace Street had a rear 1-story brick addition and a rear 1-story wooden addition.



Figure 4. View of the small gap between 2616 and 2620 East Grace Street. The rear projection of 2620 East Grace Street can be seen in the back of the image, conveying that the proposed addition will not be visible from East Grace Street.



Figure 5. View of the rear of 2616 East Grace Street, from the public alley.



Figure 6. Zoomed in view of the rear of 2616 East Grace Street.



Figure 7. View of the location for the proposed addition on 2616 East Grace Street, from North 27th Street. The rear of 2620 East Grace Street is in the foreground.



Figure 8. View of the location for the proposed addition on 2616 East Grace Street, from North 27th Street. The rear of 2620 East Grace Street is in the foreground.