

9. COA-044109-2018

PUBLIC HEARING DATE

November 27, 2018

PROPERTY ADDRESS

2729 W Grace St

DISTRICT

West Grace Street

APPLICANT

S. Pollack



Commission of Architectural Review

STAFF REPORT

STAFF CONTACT

Carey L. Jones

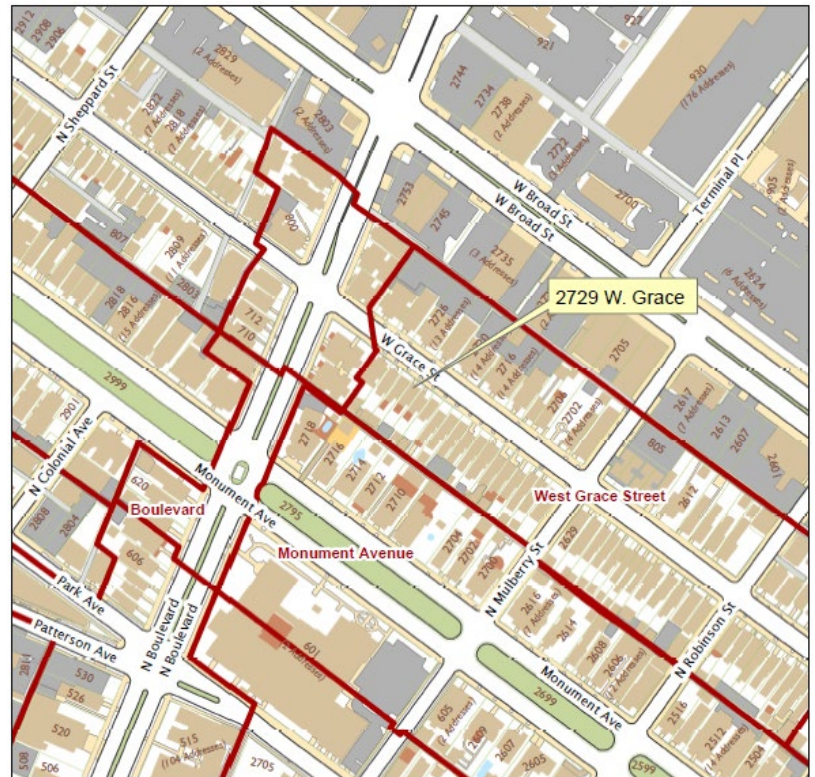
PROJECT DESCRIPTION

Construction of a new garage, install new railings.

PROJECT DETAILS

The property is currently developed with a ca. 1924 Colonial Revival style house.

- The applicant proposes the following scope of work:
 - Construct a new, two-story, masonry garage with a parapet roof.
 - The front (alley-facing) elevation will feature a garage door on the first story and paired, rectangular windows.
 - Decorative details include a stretcher row between the parapet and window lintels, limestone sills, and light fixtures on either side of the garage door.
 - The side elevations will be solid masonry with a continuation of a stretcher course.
 - Install a wood railing between the columns on the front porch.
 - Railing will have a top and bottom rail and decorative, turned wood, balusters.
 - A black iron pipe will be installed above the railing to meet current code requirements.



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STAFF RECOMMENDATION

APPROVE WITH CONDITIONS

PREVIOUS REVIEWS:

The Commission reviewed an application for the new garage at the August 28, 2018 meeting and approved plans for a two-story masonry building with the following conditions: the roof-top railing not be visible from the right-of-way, the garage door material be submitted to staff for review and approval and the windows be reconfigured to match the house. Since the August meeting the applicant has resubmitted plans for the garage with a parapet wall around the front (alley-facing) and side elevations and the railing on the rear (house-facing) side of the building. In order to still have rooftop seating areas, the applicants have increased the height of the side elevations from 19'-11 1/2" to a total height of 23'-11 1/2". The applicants also revised the garage plans to include larger and narrower paired windows on the front elevation. New decorative details on the front elevation include a bullnose stretcher course between the parapet and the window headers and limestone sills.

STAFF RECOMMENDED CONDITIONS

- The new windows for the garage be submitted for staff review and approval.
- Lighting for the alley facing elevation should be a simple modern design and be submitted for staff review and approval.
- A railing with heavy, square, wood balusters be installed.
- The paint colors for the railing be submitted for administrative review and approval.

STAFF ANALYSIS

Standards for New Construction, Materials and Colors, pg. 47, #5	<i>When rooftop railings are required for seating areas or for safe access to mechanical equipment, the railings should be as unobtrusive as possible, in order to minimize their appearance and visual impact on the surrounding district.</i>	Staff finds the new railing location in the rear of building will not be visible as it is now located in the rear (house-facing) elevation.
New Construction, Porches and Porch Details, pg. 49, #s2-3	<i>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.</i>	Staff has not been able to locate any documentary evidence of a porch railing in this location. Since there is no evidence of a decorative railing in the location, staff is concerned that the installation of a decorative railing in this location will create a false historic element. Based on the lack of documentary evidence <u>staff recommends denial of the proposed railing. Staff does recommend the installation of a new railing that is simpler in design, such as heavier square pickets.</u>
The Secretary of the Interior Standards for Rehabilitation, pg. 4, #3	<i>Each property shall be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.</i>	

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.

IMAGES

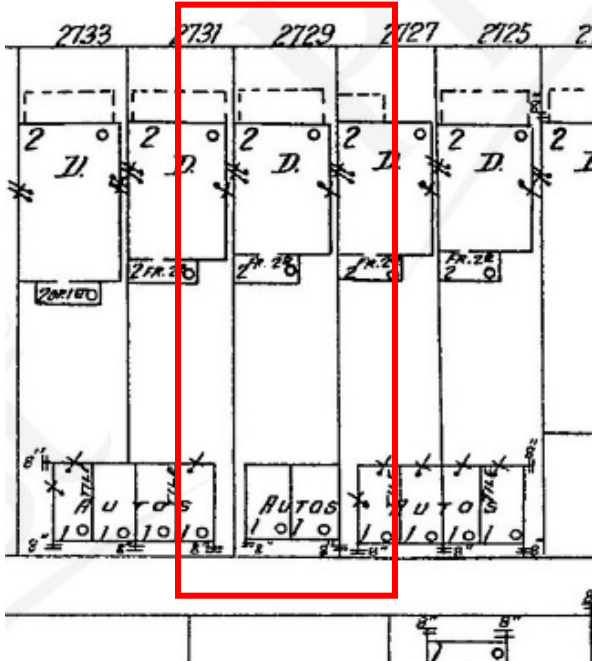


Figure 1. Sanborn Map 1925



Figure 2. Front elevation of structure 1985.



Figure 3. Existing front elevation of structure.



Figure 4. Existing front porch