

**3. COA-055439-2019**

PUBLIC HEARING DATE

June 25, 2019

PROPERTY ADDRESS

2510 West Grace Street

DISTRICT

West Grace Street

Commission of  
Architectural Review

STAFF REPORT



APPLICANT

D. & R. Kries

STAFF CONTACT

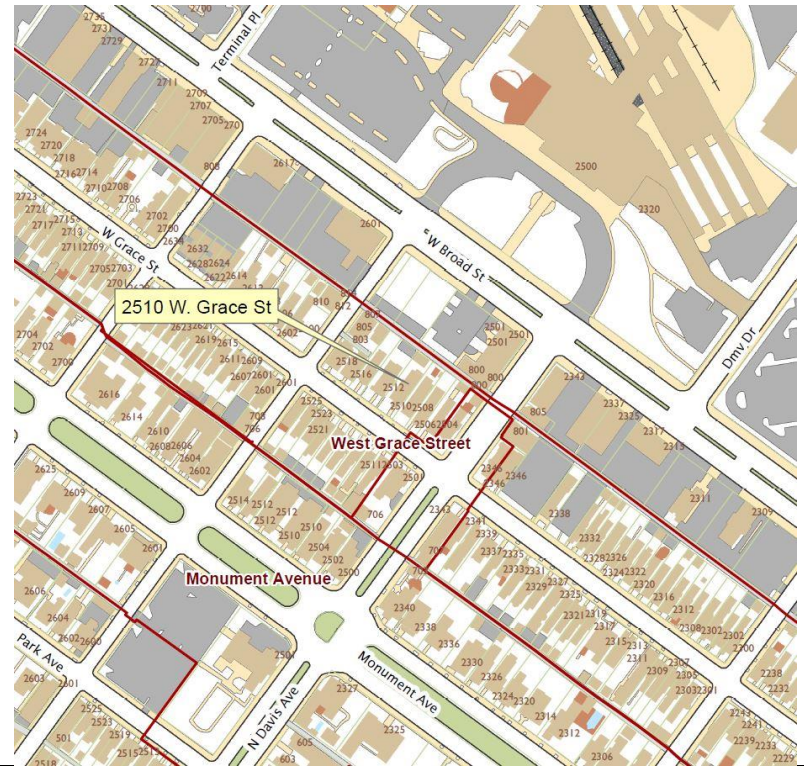
C. Jeffries

**PROJECT DESCRIPTION**

**Reconstruct balustrade above front porch; remove rear porch and construct a new, larger porch.**

**PROJECT DETAILS**

- The applicants request approval to make alterations to a 2 ½ story brick Colonial Revival home built ca. 1908 in the West Grace Street City Old and Historic District.
- The applicant proposes to reconstruct the missing balustrade above the front porch, using the original permit drawings for the home and existing ghosting on the façade.
- The applicant also proposes to remove a small one-story rear porch and replace it with a larger one-story screened porch of a similar style. The rear porch will be expanded to be 15 feet by 15 feet.



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STAFF RECOMMENDATION

**PARTIAL APPROVAL**

PREVIOUS REVIEWS

None.

STAFF RECOMMENDED CONDITIONS

- The historic rear porch be repaired and any elements that require replacement be replaced in-kind.
- The applicant redesign the rear porch addition in such a way as to maintain the historic rear porch, to be differentiated from the historic porch, and be a size and scale that protects the existing architectural features of the historic porch.

**STAFF ANALYSIS**

Porches, Entrances, and Doors, 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.*

The applicant is proposing to restore the front porch balustrade using the original blueprints for the home. Physical and documentary evidence confirm the missing railing matched

	<i>If no documentary evidence survives, look for physical evidence (this may benefit from the help of a design professional).</i>	the plans. <u>Staff recommends approval of the proposed reconstruction.</u>
Porches, Entrances, and Doors, pg. 71	<p>1. <i>Elements that are damaged or loose should be repaired to match the detail of the existing original fabric.</i></p> <p>3. <i>Whenever possible repair and partial replacement of a porch is preferable to complete replacement.</i></p> <p>5. <i>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.</i></p> <p>8. <i>Do not strip entrances and porches of historic material and details that should be retained in any repair or partial replacement.</i></p>	<p>Sanborn maps indicate that the rear porch was existing in the current configuration in 1925. The porch is also consistent with other rear porches found on the subject block.</p> <p>The applicant has not submitted evidence that demonstrates that the porch is beyond repair. <u>Staff recommends the historic porch be repaired and any elements that require replacement be replaced in-kind.</u></p>
Standards for Rehabilitation, pg 4, #2, 6	<p>2. <i>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.</i></p> <p>6. <i>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.</i></p>	<u>Staff recommends against the demolition of the rear porch and recommends it be repaired and preserved in a manner that maintains the historic character of the building.</u>
Materials and Colors, pg. 47, #1	<i>Additions should not obscure or destroy original architectural elements.</i>	The proposed large rear porch will require the removal of the historic rear porch.
Standards for Rehabilitation, pg 5, #9	<i>New additions, exterior alterations or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale and architectural features to protect the historic integrity of the property and its environment.</i>	<u>Staff recommends that the applicant redesign the rear porch addition in such a way as to maintain the historic rear porch, to be differentiated from the historic porch, and be a size and scale that protects the existing architectural features of the historic porch.</u>

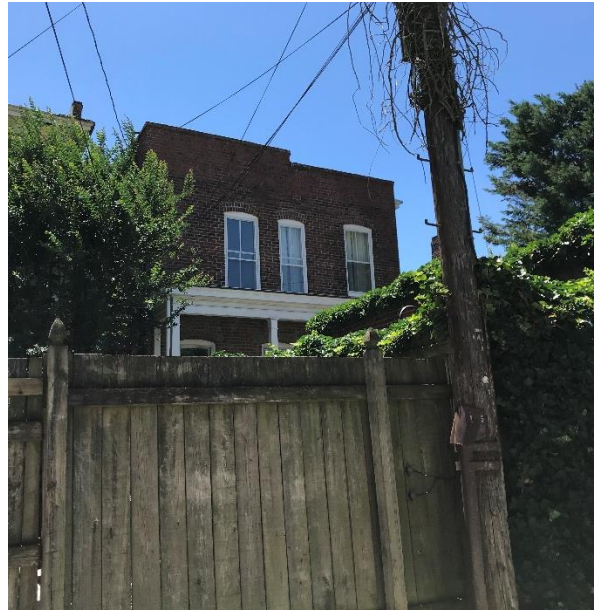
It is the assessment of staff that, with the conditions above, the application is partially consistent with the Standards for Rehabilitation and New Construction outlined in Section 30-930.7 (b) and (c) of the City Code, as well as with the Richmond Old and Historic Districts Handbook and Design Review Guidelines, specifically the pages cited above, adopted by the Commission for review of Certificates of Appropriateness under the same section of the code.

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**FIGURES**



*Figure 1. Façade*



*Figure 2. Rear porch*