

**3. COA-086192-2021**

PUBLIC HEARING DATE

March 23, 2021

PROPERTY ADDRESS

2012 West Grace Street

DISTRICT

West Grace Street

APPLICANT

G. Snyder

STAFF CONTACT

C. Jones

Commission of  
Architectural Review  
STAFF REPORT

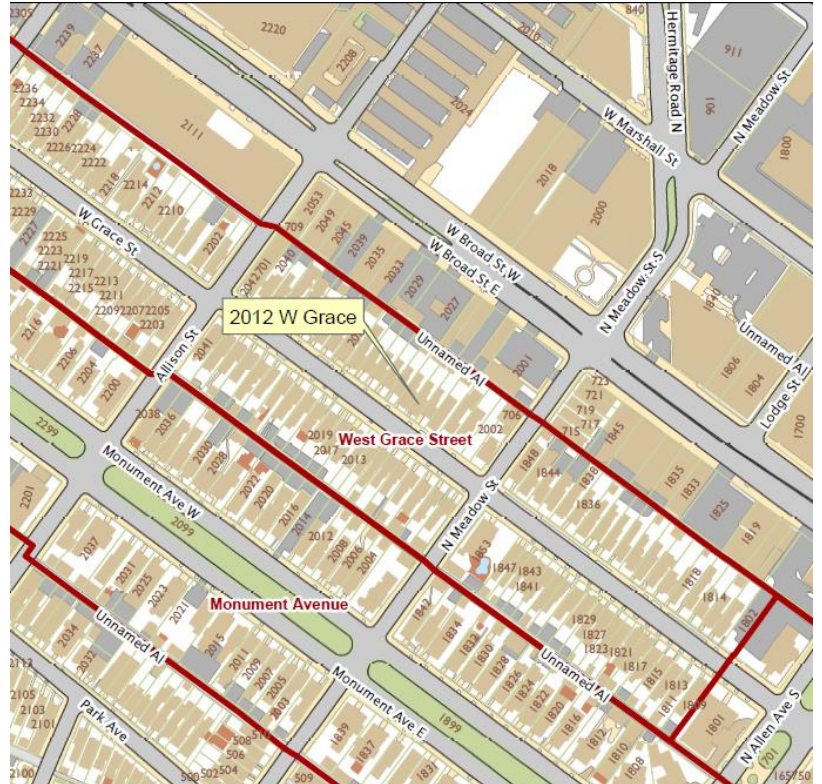


**PROJECT DESCRIPTION**

**Alter roof form of a rear carriage house.**

**PROJECT DETAILS**

- The applicant requests permission to retain an altered roof on a two-story rear carriage house, and proposes three options for retaining the roof height.
- In January 2021, staff observed construction of a new roof on the carriage house without approval from the Commission of Architectural Review and issued a notice of violation. Property maintenance also issued a stop work order since the applicant did not obtain a building permit.
- The applicant has stated that the repairs were needed to address changes made by a previous owner, and that a number of attempts have been made to repair the roof and walls. The applicant has owned the property for nine years and has garnered administrative approvals from staff and building permits for other work. However, staff could not find any communications from the property owner to staff regarding the carriage house roof, nor any building permits for the previous work.
- The applicant has also removed a number of brick courses for waterproofing, and removed a decorative trim piece with a box gutter.



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STAFF RECOMMENDATION

**DENY**

**PREVIOUS REVIEWS**

The Commission previously reviewed this application at the February 2021 meeting. During the meeting the applicant stated that this work was performed on an emergency basis, that his intention was not to change the look of the property, and that the new roof matched the slope of the historic roof slope. During the meeting the Commission discussed with the applicant their concerns about the height of the roof relative to the parapet wall height and stated that the roof slope may be the same, but that it appears from the plans that there would no longer be a parapet wall.

The Commission voted to defer the application to allow the applicant the opportunity to provide additional details. The Commission also suggested that the applicant could present an application for a proposal that differentiates the design with increased height from the original structure.

The applicant has responded by proposing three options. All of the options retain the higher roof height proposed by the applicant. The first option proposes to reinstall historic brick to the new roof line. The other two options propose the installation of a modern material, either board and batten or horizontal fiber cement siding.

**STAFF RECOMMENDATIONS**

- the applicant return the roof to its original height and configuration and reinstall the decorative trim piece and box gutter and that all replacement materials match the original in design, color, profile, and material
- a waterproofing treatment not be used on the historic masonry
- the applicant use a mortar that replicates the historic mortar to prevent further damage to the historic bricks; consult the National Park Service Technical Preservation Brief #2: *Repointing Mortar Joints in Historic Masonry Buildings*; and consider ways to minimize the appearance of the new mortar

**STAFF ANALYSIS**

The Secretary of the Interior Standards For Rehabilitation, pg. 4-5

*2. 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.*

*5. Distinctive features, finishes and construction techniques or examples of craftsmanship that characterize a property shall be preserved.*

*6. 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. Replacement of missing features shall be substantiated by documentary, physical or pictorial evidence.*

*9. 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.*

Staff finds that the applicant has raised the height of the roof of the existing structure and has altered the roof form in a manner that is not in keeping with the historic roof that characterized the carriage house. The applicant has increased the height of the roof, which has altered the historic relationship between the exterior wall height and the parapet walls that characterizes a number of historic carriage houses in the area, and has created a cantilever over the side walls. Staff finds that the increased height and altered roof form is not in keeping with the Secretary of the Interior Standards.

Staff further finds that the altered roof form and height does not meet the Standards since it has destroyed historic materials, notably the parapet walls; and that, despite the proposed use of different materials, it continues the existing side walls and is not differentiated from the form and massing of the historic building.

Staff recommends that the applicant return the roof to its original height and configuration. Staff also recommends the applicant reinstall the decorative trim piece and box gutter and that all replacement materials match the original in design, color, profile, and material.

Masonry, pg. 89

*2. Waterproofing. Do not use waterproof or water repellent coatings to stop moisture problems. The use of these products often results in moisture being trapped inside masonry, worsening the cycle of decay.*

In keeping with the *Guidelines*, staff recommends against using a waterproofing treatment on the historic masonry.

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Masonry, pg. 90 Replacement mortar should duplicate the original in strength, composition, color and texture. The use of a traditional red wash is encouraged for remediation in cases where the previous repointing of exterior masonry has resulted in masonry joints of an inappropriate width and/or color and where the removal and replacement of the mortar would likely cause further damage.

Staff recommends the applicant use a mortar that replicates the historic mortar to prevent further damage to the historic bricks, and recommends the applicant consult the National Park Service Technical Preservation Brief #2: *Repointing Mortar Joints in Historic Masonry Buildings*. Staff also recommends the applicant consider ways to minimize the appearance of the new mortar.

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FIGURES

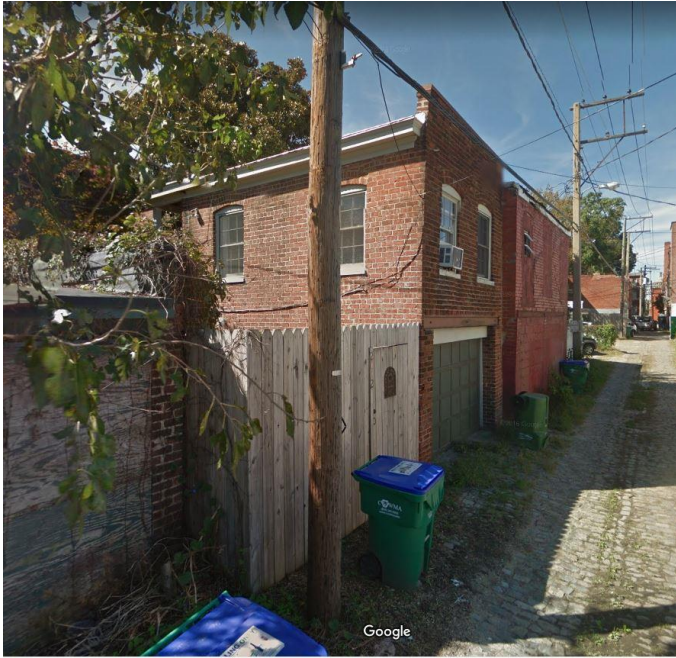


Figure 1. 2012 W. Grace St, carriage house, 2016 Google streetview image.



Figure 2. 2012 W. Grace St, carriage house, current view.



Figure 3. Assessor photograph for 2010 W. Grace St. 2012 W. Grace Street carriage house on the right.



Figure 4. 2012 W. Grace St, carriage house, current roof form. .





Figure 5. Assessor photograph for 2010 W. Grace St. 2016 W. Grace Street carriage house on the left.



Figure 6. 2012 W. Grace St, carriage house, current roof form.



Figure 7. 2012 W. Grace St, carriage house, new cantilever.