

7. COA-086237-2021

PUBLIC HEARING DATE

February 23, 2021

PROPERTY ADDRESS

2218 East Grace Street

DISTRICT

St. John's Church

APPLICANT

Twenty Three Hundred LLC

STAFF CONTACT

C. Jones

Commission of Architectural Review

STAFF REPORT

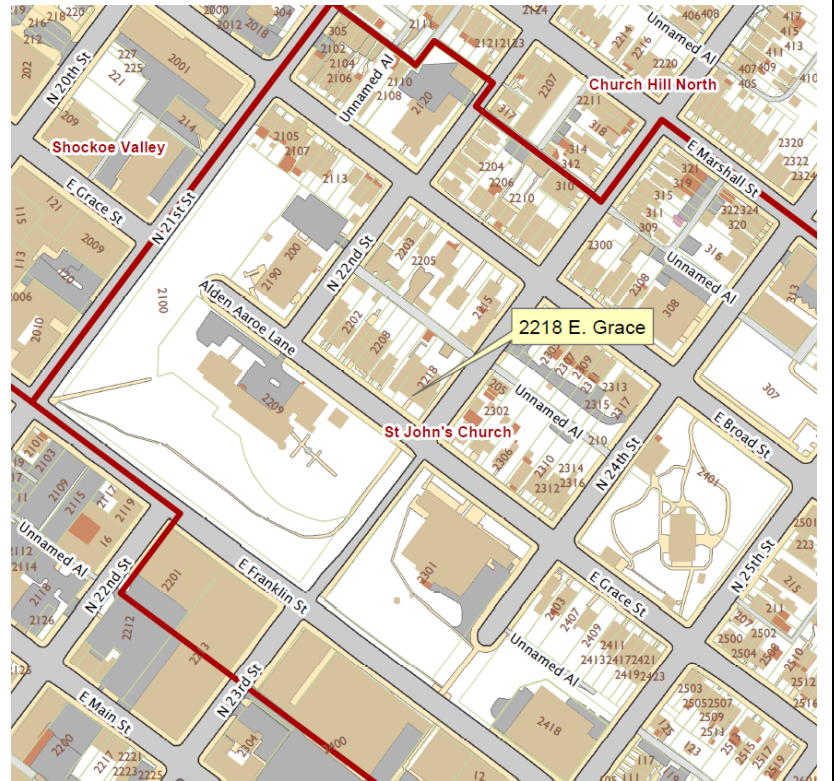


PROJECT DESCRIPTION

Construct a gazebo and outdoor fireplace, install awning on rear elevation.

PROJECT DETAILS

- The applicant proposes to install a rear gazebo and outdoor gas fireplace in the rear yard.
- The proposed gazebo will be 20'x16' and located within an already enclosed area of the rear yard. The maximum height of the gazebo will be 13 feet. The gas fireplace will be located underneath the gazebo.
- The applicant also proposes to install an awning on the rear elevation of 2220 East Grace Street. The awning will be 8' long and 4' wide and will cover an outdoor gas grill and counter. The highest point of the shed awning will be 9'. The applicant proposes gray asphalt shingles for the awning.



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STAFF RECOMMENDATION

APPROVE WITH CONDITIONS

PREVIOUS REVIEWS

The Commission reviewed and approved exterior alterations to the front and rear of the property in November 2018 and June 2019. In January 2021, the Commission approved the installation of front yard hardscaping and multi-unit mail and package delivery boxes.

STAFF RECOMMENDED CONDITIONS

- the applicant work with staff on the final design and materials for the gazebo
- the awning be anchored into the mortar, not the historic brick
- the applicant work with staff to find a different material for the gazebo roof and the awning, such as a dark membrane or a metal

STAFF ANALYSIS

New Construction,	<i>1. Outbuildings, including garages, sheds, gazebos and other auxiliary structures,</i>	The applicant proposes to install a new gazebo in the rear yard. The gazebo will be lower in
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Residential Outbuildings, pg. 51	<p><i>should be compatible with the design of the primary building on the site, including roof slope and materials selection.</i></p> <p><i>2. Newly constructed outbuildings such as detached garages or tool sheds should respect the siting, massing, roof profiles, materials and colors of existing outbuildings in the neighborhood.</i></p> <p><i>3. New outbuildings should be smaller than the main residence and be located to the rear and/or side of the property to emphasize that they are secondary structures.</i></p> <p><i>4. Prefabricated yard structures are discouraged. Screening will be considered as a mitigating factor for the installation of these structures. However, prefabricated structures will still be reviewed for compatibility using the criteria developed in this section.</i></p>	<p>height than the historic building, sited in the rear corner away from the building, and will be screened by a tall, solid fence that runs along the side and rear property. Staff notes that the applicant is considering different design selections and asphalt shingles for the roof. As asphalt shingles are not approved for use in historic districts, staff recommends the applicant consider a different roof material such as a membrane or a standing seam metal. Overall, staff finds that the proposed gazebo is in keeping with the <i>Guidelines</i> and recommends approval with the conditions that the applicant work with staff on the final design and materials.</p>
Awning Placement and Design, pg. 72	<p><i>1. Awnings should be placed carefully so that building elements or existing materials are not damaged or obscured.</i></p> <p><i>5. Awning mounting hardware should be installed directly into mortar joints to avoid damage to historic masonry.</i></p>	<p>The applicant proposes to install an awning to provide cover for an outdoor grill and counter. Staff finds that there is documentary and physical evidence of a rear section on this building. Staff finds that the proposed awning is in keeping with the <i>Guidelines</i> and recommends approval with the condition that <u>the awning be anchored into the mortar, not the historic brick.</u></p>
Roofs, pg. 96	<p><i>Asphalt shingles are made of felt impregnated with asphalt and covered with colored ceramic or stone granules. This modern roofing material is an inappropriate choice for the majority of historic structures.</i></p>	<p>Staff recommends <u>the applicant work with staff to find a different material for the gazebo roof and the awning, such as a dark membrane or a metal.</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

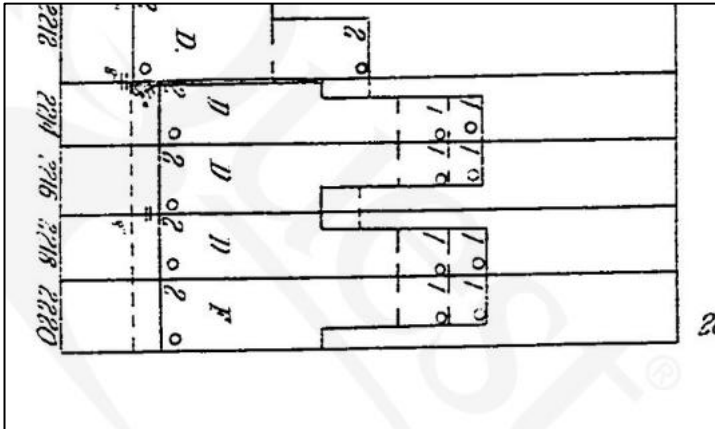


Figure 1. Sanborn Map, 1925 and 1950.



Figure 2. 2220 East Grace Street, rear elevation and location of proposed awning.



Figure 3. 2218 East Grace Street, rear yard, approximate location of proposed new gazebo.



Figure 4. Privacy fence, view from North 23rd Street to approximate location of the proposed gazebo.