

**7. COA-044104-2018**

PUBLIC HEARING DATE

November 27, 2018

PROPERTY ADDRESS

2218 E Grace Street

DISTRICT

St. John's Church

APPLICANT

Twenty Three Hundred LLC.



STAFF CONTACT

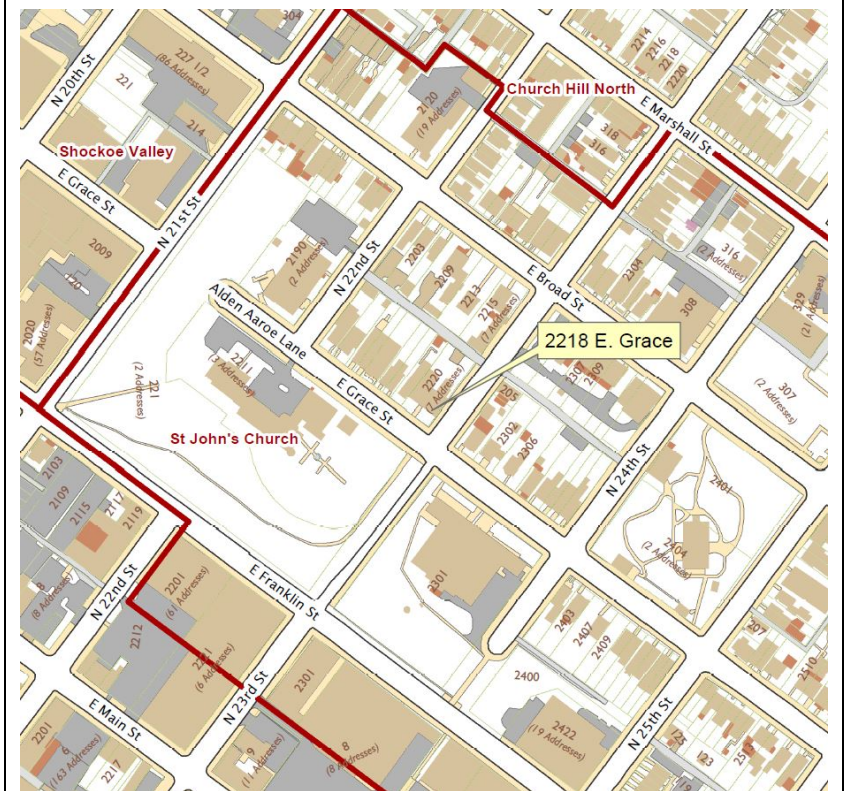
Carey L. Jones

**PROJECT DESCRIPTION**

**Replace front porch columns, add rear deck and new door, and alter existing fence.**

**PROJECT DETAILS**

- Applicant requests permission to rehabilitate and alter an existing two-story, masonry, ca. 1910 Colonial Revival building.
- The applicant is proposing the following scope of work:
  - Remove and replace the front porch columns with a similar style while retaining the existing finial brackets
  - Introduce a new door opening to the rear of the building; insert a pair of French doors with wood panel, six-light door with sidelights
  - Install a deck for the new opening
  - Alter the existing fence
  - Install bike storage structure in rear yard



The City of Richmond assumes no liability either for any errors, omissions, or inaccuracies in the information provided regardless of the cause of such or for any decision made, action taken, or action not taken by the user in reliance upon any maps or information provided herein.

**STAFF RECOMMENDATION**

**APPROVE**

**PREVIOUS REVIEWS:**

None.

**STAFF RECOMMENDED CONDITIONS:**

None.

---

## STAFF ANALYSIS

---

Building Elements, Porches, Entrances & Doors, pg. 71, #3

*Whenever possible repair and partial replacement of a porch is preferable to complete replacement.*

The applicant is proposing to replace modern replacement columns which are currently deteriorating and require additional supports. The character-defining features such as the number of bays, decorative brackets, and cornice brackets will be preserved. The applicant has previously met with staff and staff agreed that the original columns have been replaced. Staff requested that any decorative detail on the replacement columns start below the brackets and that the brackets attach to a flat plane. The applicants have provided a wood column detail that illustrates how the existing bracket and column will join. Staff recommends approval of the column replacement.

New Construction, Doors and Windows, pg. 56#1

*The size, proportion and spacing patterns of door and window openings on a new addition should follow patterns established by the original structure.*

Historic Sanborn maps indicate that there was originally an opening on the rear elevation that provided access to a one-story, frame section. The frame section is no longer extant. Current photographs indicate there are replacement bricks on the rear elevation of the parapet wall. Based on the Sanborn maps and current condition of the masonry, staff believes there was originally an opening on this elevation. Staff further finds this elevation is on the rear of the building and will be mostly screened by an existing fence and vegetation. Based on the historic Sanborn maps, current condition of the brick, and very limited visibility of this elevation, staff recommends approval of the proposed door opening.

Building Elements, Porches, Entrances & Doors, pg. 71 #14

*Do not remove original doors and door surrounds. Replacement doors and door surrounds with stamped or molded faux paneling or leaded, beveled, or etched glass are strongly discouraged and rarely permitted. Stamped or molded faux paneled doors are inappropriate substitutes for door types found in historic districts.*

Staff finds the proposed door design is in keeping with the *Guidelines*.

New Construction, Decks, pg. 51, #s1-3

*1. Decks should not alter, damage or destroy significant site elements of the property.*

In order to preserve the remaining historic masonry, staff requests that the applicant anchor the new deck into the mortar, not the masonry.

*2. Decks should complement the architectural features of the main structure without creating a false historical appearance. Decks should be painted or stained a neutral color that complements*

Staff recommends that the deck be painted or stained a neutral color.

---

---

*one or more of the colors found on the main structure.*

---

*3. Deck design may include vertical picket balustrades or contemporary railing that is in scale with the house and the deck.*

Staff finds that due to the fence and existing vegetation, the proposed Chippendale railing will not be visible from any public right-of-way.

---

New Construction, Residential Outbuildings, pg. 51, #s 1-3

*1. Outbuildings, including garages, sheds, gazebos and other auxiliary structures, should be compatible with the design of the primary building on the site, including roof slope and materials selection.*

The applicant proposes to build a freestanding wood bike storage structure, similar in style and color to the existing fence. The bike storage structure would be approximately 7.5' tall, approximately 18" taller than the fence. Staff finds the proposed bike structure is in keeping with the Guidelines. The structure will be located in the rear of the property along the side furthest from the street, and is designed to be visually compatible with existing site improvements. Staff further finds that it will be temporary in nature (i.e., there is not a foundation, nor is it attached to any existing structures) and will not block or damage any historic features or elements of the property. In order to accommodate the bike storage structure, a section of the side yard fence will need to be relocated. Staff finds the fence relocation will not alter, damage or obscure any historic features.

---

*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*

*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*

It is the assessment of staff that the application is consistent with the Standards for Rehabilitation outlined in Section 30-930.7 (b) 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

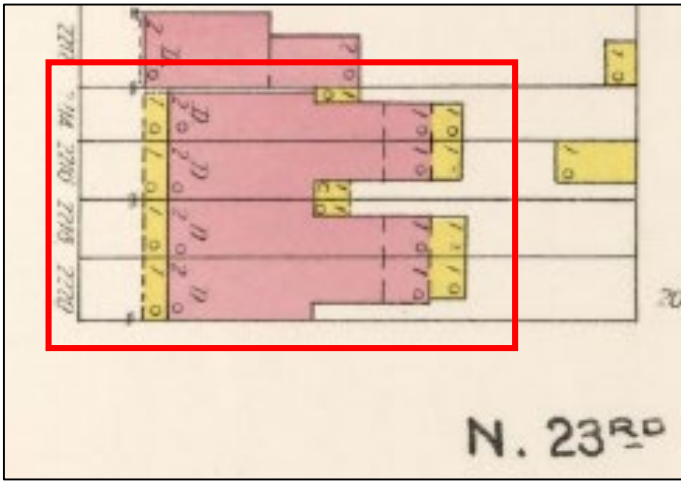


Figure 1. 1905 Sanborn Map  
Key: pink indicates masonry, yellow indicates frame.

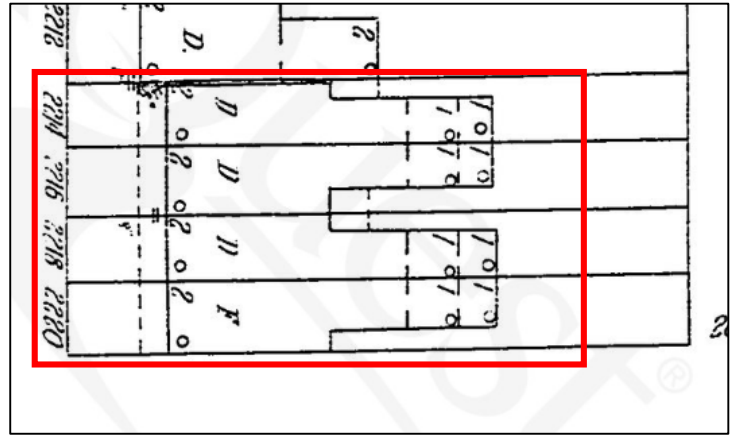


Figure 2. Sanborn Map, 1925 and 1950.



Figure 3. 2214-2220 East Grace Street, ca. 1965.



Figure 4. 2214-2220 East Grace Street, ca. 1972.



Figure 5. 2214-2220 East Grace Street, ca. 1977.



Figure 6. 2214-2220 East Grace Street.



Figure 7. Front porch bracket detail.



Figure 8. Rear yard, location of proposed deck and bicycle storage.



Figure 9. Location of proposed new door opening.



Figure 10. View towards the rear from alley with existing fence.



Figure 11. View to rear yard across N. 23rd Street.