

6. COA-084318-2021

PUBLIC HEARING DATE

January 26, 2021

PROPERTY ADDRESS

1634 West Grace Street

DISTRICT

West Grace Street

APPLICANT

W. Gallasch



Commission of Architectural Review

STAFF REPORT

STAFF CONTACT

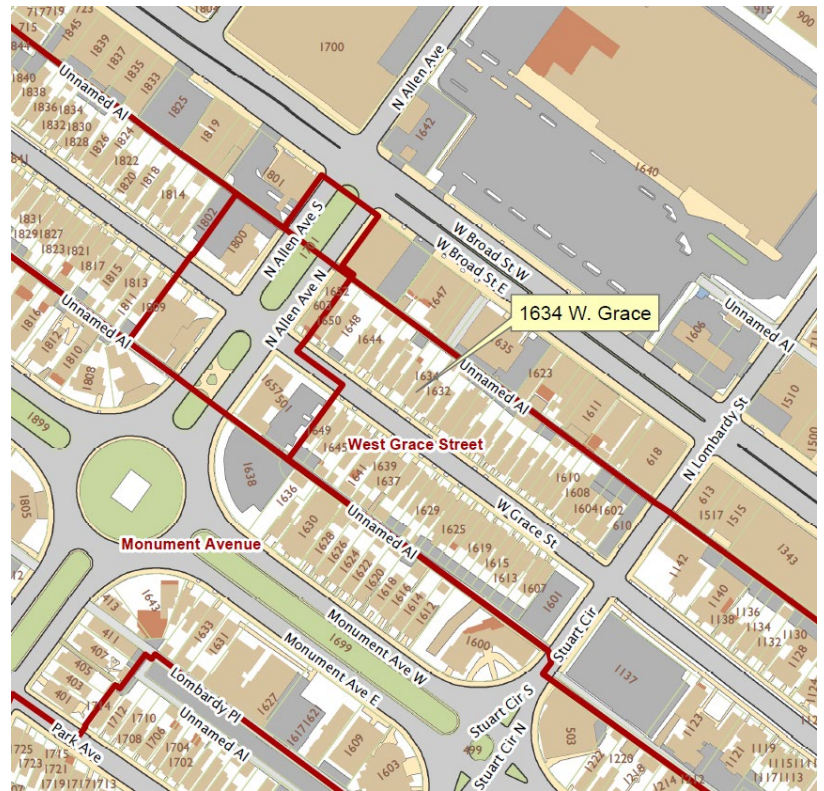
C. Jeffries

PROJECT DESCRIPTION

Replace slate tile with synthetic slate.

PROJECT DETAILS

- The applicant is proposing to replace an existing slate roof with synthetic slate.
- The existing building is a 2-story brick Colonial Revival home in the West Grace Street City Old and Historic District.
- The building has been cited for a property maintenance violation for the front porch.



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

DENY

PREVIOUS REVIEWS

None.

STAFF RECOMMENDATIONS

- Staff recommends **denial** of the replacement of the front porch and false mansard roofs with synthetic slate as they are highly visible and the proposed synthetic slate will not effectively replicate the appearance of the historic slate roof.
- Staff recommends the applicant work with staff to obtain administrative approval for the repair work required for the front porch.

STAFF ANALYSIS

Standards for Rehabilitation

Retain original roof shape, size, materials and related elements including cupolas,

The application states that the slate roof needs to be replaced. The application does not

#4, pg. 59

chimneys and weather vanes; if replacement is necessary, consideration for use of slate, wood and metal, with respect to color and patterns, should be given.

specify whether the front porch roof, the false mansard roof, or both, require replacement.

Substitute
Materials, pg.
60

The use of synthetic materials that will alter the appearance, proportion and/or details of an historic structure is strongly discouraged.

Staff finds the false mansard roof is a character-defining feature and recommends denial of its replacement with synthetic slate. If the roof is beyond repair, staff recommends the applicant work with staff to gain administrative approval for the in-kind replacement of the roof, to match the existing materials and design.

Staff finds that the front porch roof is highly visible from the street and recommends denial of the installation of synthetic slate on the front porch roof. Staff finds that the proposed Eco Star majestic slate does not effectively replicate the appearance of historic slate in this highly visible location. In addition, staff has concerns regarding the durability of the synthetic slate, which can be easily damaged, which in turn would further reduce its resemblance to historic slate.

Standards for
Rehabilitation
#7, pg. 59

7. Repair damaged elements instead of replacing them. Use materials that match the original in type, or use physically and chemically compatible substitute materials that convey the same appearance as the surviving elements or sections. Use available documentation when reconstructing missing elements. Pictorial, historical or physical documentation can be helpful.

The application does not include any other proposed repair work. However, on a site visit, staff observed that the front porch is in disrepair, including the ceiling and columns. Staff further notes the property has been cited for a property maintenance violation and repairs must be made. Staff recommends the applicant work with staff to obtain administrative approval for the repair work required for the front porch.

FIGURES



Figure 1. 1634 West Grace Street, as viewed from the sidewalk

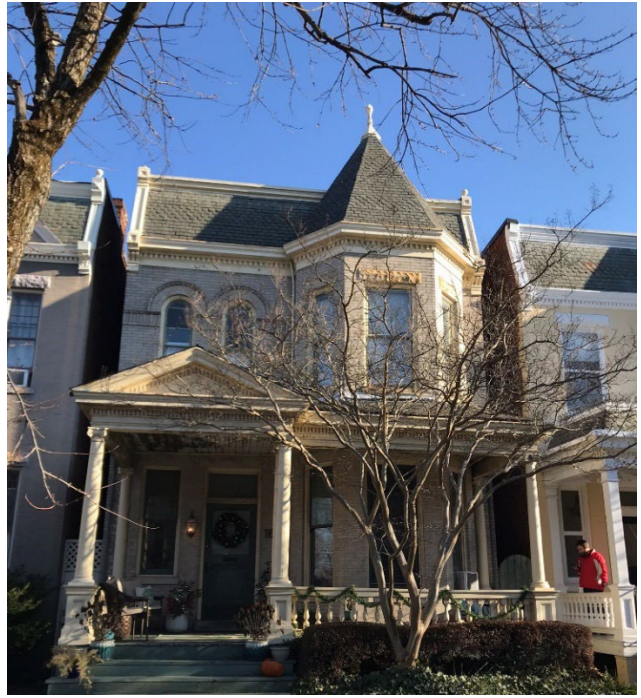


Figure 2. 1634 West Grace Street, façade



Figure 3. Front porch disrepair