

**COMMISSION OF ARCHITECTURAL REVIEW
STAFF REPORT
September 26, 2017, Meeting**

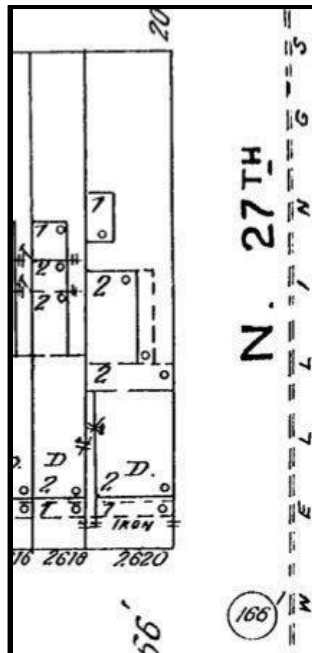
9. COA-022896-2017 (T. May)

**2620 East Grace Street
St. John's Church Old and Historic District**

Project Description: Enclose a portion of a side porch, install fence.

Staff Contact: M. Pitts

The applicant requests permission to rehabilitate a home in the St. John's Church Old and Historic District to include a porch enclosure. The existing home is a two story brick Italianate home with an iron porch. Per the 1895 Sanborn Map, it appears the property was developed with a two story brick structure addressing East Grace, a two story brick structure with a single story porch addressing North 27th Street, and a two story porch connecting the two brick structures. The two story connecting porch has been partially infilled.



1895 Sanborn Map

With this application, the applicant is proposing the following work:

- **Porch Enclosure:** The applicant is proposing to enclose the remainder of the connecting two story porch. The proposed enclosure will incorporate bead board to the height of the existing railings. Above the bead board, the applicant is proposing to install wood siding to be painted Kimono Violet (SW6839) and 3/3 aluminum clad wood windows with segmental arches. The applicant proposes to maintain the existing porch roof.

- **Rear Building Wall:** The applicant proposes to demolish an existing brick enclosure at the rear. The applicant proposes to infill the existing second story door on the rear building wall with the bricks from the demolished enclosure.
- **Front Yard Fence:** The applicant proposes to install a wrought iron fence to match the fence at 2612 East Grace Street. The fence will be 3 ½ feet in height.
- **Rear Yard Fence:** The applicant proposes to replace the existing chain link fence with a wooden privacy fence to be 5' in height and to be painted Kimono Violet (SW6839).

Staff recommends approval of the project with conditions.

Porch Enclosure: The *Richmond Old and Historic Districts Handbook and Design Review Guidelines* state for porch enclosures, glass enclosures which reveal decorative porch elements are strongly preferred as solid materials radically alter the historic appearance of a porch (pg. 67, #13). Staff supports the applicant's attempt to include glazing and a railing treatment to convey the appearance of a porch. Staff recommends the existing cornice and columns be maintained and glazing be installed to the cornice instead of incorporating the siding and arches. Staff recommends the applicant use larger windows and/or transoms to accomplish this in a manner to be administratively reviewed and approved. Staff recommends the applicant submit a revised paint color instead of the proposed Kimono Violet for the bead board to be administratively reviewed and approved. As the Guidelines note the architectural appearance of original windows should be used as a model for new windows (pg. 69, #10), staff recommends 6/6 windows be installed and the windows be true or simulated divided lite windows with interior and exterior muntins and a spacer bar.

Rear Building Wall: The existing brick enclosure at the rear is a remnant of the attached outhouse on the property. The *Guidelines* note that demolition should be a last resort for elements that have deteriorated beyond repair. As the structure is several deteriorated and no longer retains its roof, staff recommends approval of its demolition. The *Guidelines* note that infilling original masonry openings is strongly discouraged though the Commission would consider changes to existing openings on secondary elevations on a case-by case basis. The existing door opening is on a secondary rear elevation that is visible from North 27th Street. Staff recommends approval of the infilling of this opening with the condition that the brick infill be inset to acknowledge the historic opening and the stone heads and sills remain.

Front Yard Fence: The Commission's *Guidelines* for front yard fences state that new front yard fences should be compatible with the historic structure in design, materials, and location and if there is no evidence of the original fence, the fence design should be based on precedent on the block face or the block face opposite, or within the district (pg. 77, #3) The property currently has a wooden picket fence, and staff has found photographs of a previous chicken wire metal fence at the property. Staff finds the proposed wrought fence is appropriate for

the property as there are numerous properties with iron fences on the subject block including a property with a similar iron porch.

Rear Yard Fence: Staff recommends approval of the wooden privacy fence with the condition that details of the proposed palings be submitted for administrative review and approval. Staff recommends the proposed fence be painted a color from the Commission's paint palette appropriate for fences to be administratively reviewed and approved instead of the proposed purple color.

It is the assessment of staff that with these conditions, the application is consistent with the Standards for Rehabilitation, New Construction, and Site Improvements outlined in Section 30-930.7(b), (c), and (d) 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.