



**Staff Report  
City of Richmond, Virginia**

**Commission of Architectural Review**

11. COA-144138-2024	<b>Conceptual Review</b>	Meeting Date: 3/26/2024
Applicant/Petitioner	James Pociluyko	
Project Description	Construct a rear accessory dwelling unit.	
Project Location		
Address: 1843 West Grace Street		
Historic District: Boulevard		
<p>High-Level Details:</p> <ul style="list-style-type: none"> <li>• The primary building is a 2 1/2-story brick Italianate dwelling from 1904.</li> <li>• The applicant proposes to construct a two-story garage with a studio apartment on the second floor.</li> <li>• The new garage will be located in the same location where a garage was located prior to its demolition.</li> <li>• To create additional space for the new ADU building, the existing shed, wooden deck, and oak tree will be removed.</li> </ul>		
Staff Recommendation	Conceptual Review	
Staff Contact	Annie Delaroderie, <a href="mailto:anne.delaroderie@rva.gov">anne.delaroderie@rva.gov</a> , 804-646-6335.	
Previous Reviews	In June 2022, the Commission reviewed and approved plans for a prefabricated garden shed to be located behind the house. The roof of the shed is visible, from the rear alley, above the privacy fence.	
Staff Recommendations	<p>Staff recommends:</p> <ul style="list-style-type: none"> <li>• the brick veneer specifications be submitted with the Final Review.</li> <li>• paint colors for the trim and doors be submitted for Administrative Review and Approval.</li> <li>• garage door specifications be included on final plans.</li> <li>• the second-floor windows on the south elevation of the new ADU not be connected, to be more compatible with surrounding buildings.</li> <li>• installing windows of the same size and dimensions on each elevation of the new ADU, except the fixed windows under the gable ends.</li> <li>• the exterior staircase on the ADU be constructed in the Richmond Rail design.</li> <li>• the exterior HVAC equipment be in an area, that is minimally visible from the public right-of-way and screened from view.</li> </ul>	

	<p>HVAC equipment should be identified on final plans.</p> <ul style="list-style-type: none"> <li>the final plans and specifications for the proposed fence be submitted for Administrative Review and Approval.</li> <li>The applicant work with Zoning to determine any potential alterations and special approvals that may be required prior to the final submission.</li> </ul>
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Surrounding Context:

1843 West Grace Street is located in the West Grace Street City Old and Historic District and in the Monument Avenue National Register-listed Historic District. The parcel is zoned R-48, Residential Multi-Family, and is less than a quarter of an acre. The block where this property is located contains many attached two-story dwellings, a few detached two-story dwellings, and a twin, attached three-story dwelling. A cobblestone, public alley runs parallel to West Grace Street and Monument Avenue between Allen Avenue and meadow Street. The majority of properties that back up to this alley have either one- or two-story rear garages. All of these garages have unpainted brick exteriors. These garages either have original doors, open access where no door exists and replacement doors, each displaying original door openings. The majority of garages belonging to properties on West Grace Street are one-story brick buildings with flat roofs. Garages on the south side of the alley, for houses on Monument Avenue, have a range of forms including, hipped and side-gabled roofs. Also, there are several one and two-story brick garages on the south side of the alley. A two-story brick garage is located on the north side of the alley, at the corner of North Meadow Street. Each of these garages have vertically aligned windows of the same size.

## Staff Analysis

Guideline Reference	Reference Text	Analysis
<b>New Construction: Residential Outbuildings, page 51.</b>	<i>1. Outbuildings, including garages, shed, gazebos and other auxiliary structures should be compatible with the design of the primary building on the site, including roof slope and material selection.</i>	The primary dwelling at this property is a 2 1/2-story brick, Italianate building. The new proposed accessory building will have a brick veneer exterior. <u>Staff recommends that the brick veneer material specifications be submitted for Final Review.</u> The primary building has a shed roof that slopes to the east. The proposed new ADU will have a front gabled roof.
<b>New Construction: Residential Outbuildings, page 51</b>	<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>	The proposed ADU will be 27' deep. It appears that the proposed building will be longer than other garages in the vicinity, but measurements of other garages were not provided. The proposed ADU will be built in the same location as an original garage that is no longer standing. The new building and each of the garages on West Grace Street are located to the rear of the houses, facing the rear alley. There are both one and two-story garages on this alley. The proposed new building will be two-stories with an apartment above the garage. Garages along this alley have flat, side gable or front gable roofs. The new garage will have a front gabled roof. All the garages have unpainted brick exteriors. The new garage will have brick veneer to be compatible with surrounding rear garages.
<b>New Construction: Residential Outbuildings, page 51</b>	<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>	The primary house is 28' - 6". The accessory dwelling unit is proposed to be 25' tall, keeping it lower than the primary dwelling. The primary dwelling is 16.9' wide, while the proposed building will be 13'6" wide. The proposed building will be

		smaller than the primary dwelling and will not detract from the existing dwelling.
<b>Standards For New Construction: Materials and Colors, page 47.</b>	<i>3. Paint colors for new additions should complement the historically appropriate colors used on the primary structure. Paint colors used should be similar to appropriate colors already found in the district.</i>	<u>Staff recommends paint colors for the trim and doors be submitted for Administrative Review and Approval.</u>
<b>Standards For New Construction: Doors &amp; Windows, page 49.</b>	<i>3. The size, proportion, and spacing patterns of doors and window openings on free-standing new construction should be compatible with patterns established in the district.</i>	There will be an aluminum, paneled, overhead door centered in the south elevation of the new garage. <u>Staff recommends final garage door specifications be included on final plans.</u> Along the middle of the second floor there will be a pair of, one-over-one double hung windows. The applicant noted that these windows will be aluminum clad. <u>Staff recommends that the second-floor windows not be paired, to be more compatible with surrounding buildings.</u> Along the center of the attic, the applicant proposes adding a round, fixed aluminum clad window. At the northeast corner, there will be an aluminum clad, paneled door with a window in the top section. Directly above this door, there will be a door to access the apartment on the second floor. Details were not given for the materials of the second-floor door on the north elevation, but this door will not be visible from the right-of-way. A one-over-one double hung window will be located to the west of the second-floor door. The east elevation includes a one-over-one double hung window on the first floor and three one-over-one double hung windows on the second floor. The northern window is smaller than the three other windows, and <u>staff recommends installing windows of the same size and dimensions.</u> The neighboring garage will butt up against part of the west side of the new garage. A small one-over-one double hung window is proposed for the middle of the second floor of the west side. <u>Staff recommends the window on the west side be the same size as the windows on the south and east elevations. Staff recommends installing windows of the same size and dimensions on each elevation of the new ADU, except the fixed windows under the gable ends.</u> The trim around the fixed windows under the gabled ends was not specified on the plans.
<b>New Construction: Railings, page 50.</b>	<i>Porch railing and balustrades are important character defining features of a structure. The proportions of these railings are an important element to the appearance of both their structure and the rhythms of the neighborhood.</i>	<u>Staff recommends the exterior staircase on the ADU be constructed in the Richmond Rail design.</u> The staircase should have 1" by 2" pickets spaced at 4½" with the narrow edges facing outwards. The wood should be painted or opaquely stained.
<b>New Construction: Materials and Colors, page 47.</b>	<i>5. Rooftop mechanical equipment should be located as discretely as possible to limit</i>	<u>Staff recommends that exterior HVAC equipment be in an area, that is minimally visible from the public</u>



	<i>visibility. In addition, appropriate screening should be provided to conceal equipment from view.</i>	<u>right-of-way and screened from view. HVAC equipment should be identified on final plans.</u>
<b>New Construction: Fences &amp; Walls, page 51.</b>	<i>1. Fence, wall, and gate designs should reflect the scale of historic structures they surround, as well as the character of nearby fences, walls, and gates. 3. Privacy fences along the side and rear of a property should be constructed of wood of an appropriate design.</i>	<u>Staff recommends that the final plans and specifications for the proposed new fence be submitted for Administrative Review and Approval.</u>
<b>Standards For New Construction: Residential- Siting, page 46.</b>	<i>4. If setback waivers or any other waivers are needed, the applicant may petition the Commission to support a Board of Zoning Appeals (BZA) Waiver.</i>	<u>The lot coverage and height of this proposed building need to be approved by Zoning. Staff recommends that the applicant work with Zoning to determine any potential alterations and special approvals that may be required prior to the final submission.</u>

*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. Photograph of the façade of 1843 West Grace Street



Figure 2. View of the south elevation of 1843 West Grace Street, along the public alley.





Figure 3. View of the proposed location for the new ADU building. The existing shed and tree to be removed, can be seen behind the fence.



Figure 4. View of the neighboring garage at 1845 West Grace Street, which will abut against the west side of the new ADU.



Figure 5. Garage located on the south side of the alley, for 1832 Monument Avenue. This is an example of a two-story brick garage in the vicinity, with vertically aligned windows.



Figure 6. All except one building, the garages belonging to buildings on the 1800 block of West Grace Street are one-story, unpainted brick buildings.





Figure 7. View of a two-story, front gabled, unpainted brick, two-story carriage house on the south side of the alley. This carriage house belongs to 1834 Monument Avenue.



Figure 8. View of the carriage house with vertically aligned windows.



Figure 9. View of the large carriage house, behind 1853 West Grace Street, located three properties west of 1843 West Grace Street. This building has vertically aligned windows, unpainted brick exterior and a flat roof. This carriage house is the only two-story rear building on the south side of the 1800 block of West Grace Street.

W. GRACE

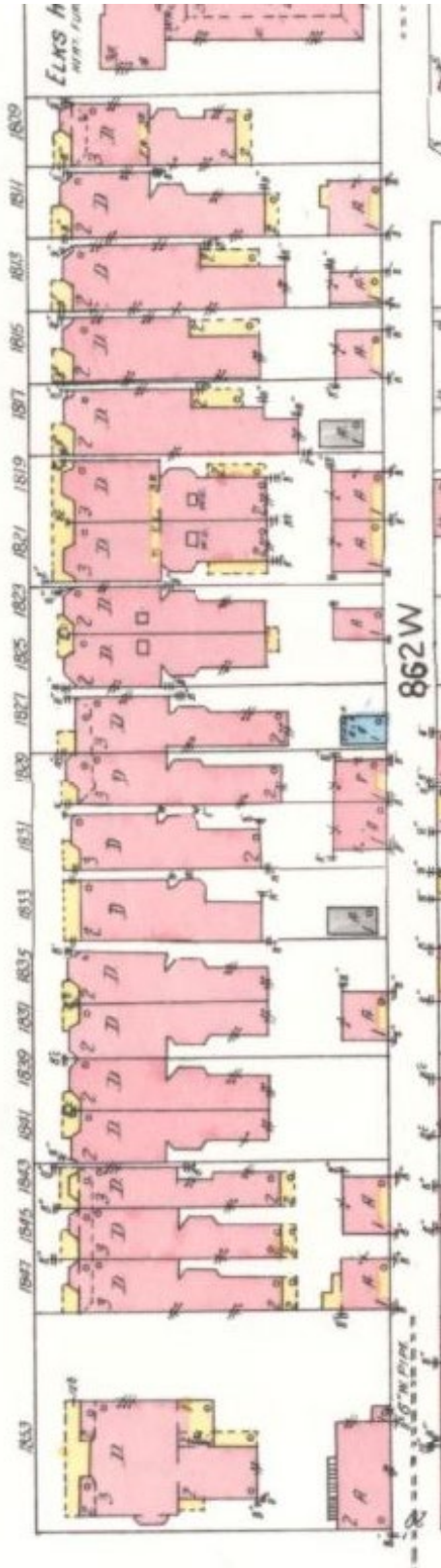


Figure 10. Sanborn Map from 1952, showing the south side of the 1800 block of West Grace Street.