

7. COA-055414-2019.

PUBLIC HEARING DATE

June 25, 2019

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

Replace existing utility room roof, remove existing rear wall and door, install windows in existing openings, and install gutters.

PROJECT DETAILS

- The applicant proposes to remove the roof of a previously enclosed pantry and partially replace it. The new roof will be a rubber membrane.
- The rear brick wall and door that partially support the roof will be removed.
- A bricked-in window in the newly opened section will be re-opened and a new window installed.
- A new gutter system will be installed.
- The existing HVAC system will be relocated to the second floor.

New windows, not visible from the alley, will also be installed in the bricked-in openings.



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STAFF RECOMMENDATION

APPROVE WITH CONDITIONS

PREVIOUS REVIEWS

At the November 27, 2018 meeting the Commission reviewed an application to replace the front porch columns, add a rear deck and new door, and alter an existing fence. The Commission partially approved the application. The applicant has continued to work with staff to address the conditions of approval.

STAFF RECOMMENDED CONDITIONS

- The new windows be one-over-one wood or aluminum-clad wood and the specifications be submitted to staff for review and approval.
- A roof plan and line of sight diagram with the relocated HVAC equipment be submitted to staff for review and approval.

STAFF ANALYSIS

Standards for *The Commission shall approve requests for* The applicant has indicated that the rear wall

Demolition, pg. 82, #2	<i>demolition when: a building or structure is deemed not to be a contributing part of the historic character of the Old and Historic District.</i>	and roof of the pantry area are not original to the building. Staff has found an application dating to 1972 that includes approval of the enclosure. Staff believes the enclosure is not original to the building, and does not contribute to the historic character. Staff recommends approval of the demolition of the rear wall of the enclosure and the removal of the roof.
Porches and Porch Details, pg. 49	<i>5... Membrane roofs are acceptable substitutes for flat-lock seamed metal roofs.</i>	The applicant proposes to partially rebuild the shed roof and to use a membrane roofing material. Staff finds the membrane shed roof to be in keeping with the <i>Guidelines</i> .
Windows, pg. 69	<i>5. Original masonry openings for doors and windows should be maintained. Infilling original masonry openings is strongly discouraged.</i>	The applicant proposes to remove the brick infill in the windows and install a new window. <u>Staff recommends approval of re-opening the bricked-in windows.</u> The applicant has not provided information about the new window to be installed and staff has not been able to locate information about the previous windows. <u>Staff recommends approval of the installation of new windows with the condition that they be one-over-one wood or aluminum-clad wood and the specifications be submitted to staff for review and approval.</u>
Guidelines for Administrative Approval of Gutter and Downspout Installation	<p><i>2. Staff may approve new gutters and downspouts that are needed for proper drainage but were not on the building historically. New gutters and downspouts should be as unobtrusive as possible and should be painted a color that is compatible with the building, such as the body or trim color. Copper downspouts can be approved by staff for masonry buildings.</i></p> <p><i>3. Staff may approve suspended gutters provided they are fastened with spikes or straps under roof materials, not on the roof surface.</i></p>	Staff recommends approval of the new gutters on the section of the reconstructed roof with the condition that new gutters and downspouts be as unobtrusive as possible and should either be copper or be painted a color that is compatible with the building. Staff recommends the new gutters and downspouts be submitted for review and approval.
Mechanical Equipment, pg. 68	<p><i>1. New units should be placed in side or rear yards so as to minimize their visual impact. Side yard units should be located as far away from the front of the building as possible.</i></p> <p><i>2. Rooftop units should be located so that they are minimally visible.</i></p>	The applicant requests permission to relocate the HVAC equipment on the second story roof. Staff requests additional information, including a roof plan and line of sight diagram be provided to indicate the location and visibility of the rooftop HVAC units.
Residential Construction, pg. 59	<i>10. While it is acceptable to use salvaged materials as in-kind replacement, adding features or salvaged architectural elements that suggest an inaccurate or undocumented sequence of construction should be avoided because this confuses our understanding of the evolution of</i>	Staff recommends that any salvageable bricks from the wall be stored and used for future rehabilitation projects.

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

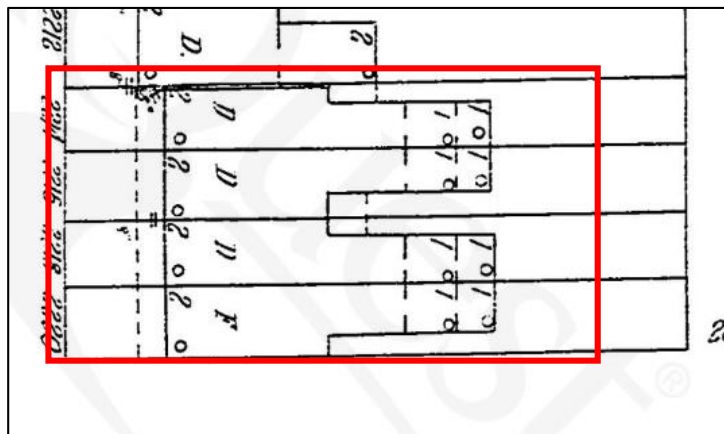


Figure 1. Sanborn Map, 1925 and 1950.



Figure 2. 2214-2220 East Grace Street.



Figure 3. 2218 East Grace, rear elevation from alley.



Figure 4. Rear party enclosure, view from the alley.