

5. COA-071517-2020

PUBLIC HEARING DATE

April 28, 2020

PROPERTY ADDRESS

2219 West Grace Street

DISTRICT

West Grace Street

APPLICANT

BTOIL Housing, I, Inc.

STAFF CONTACT

C. Jones

Commission of
Architectural Review

STAFF REPORT

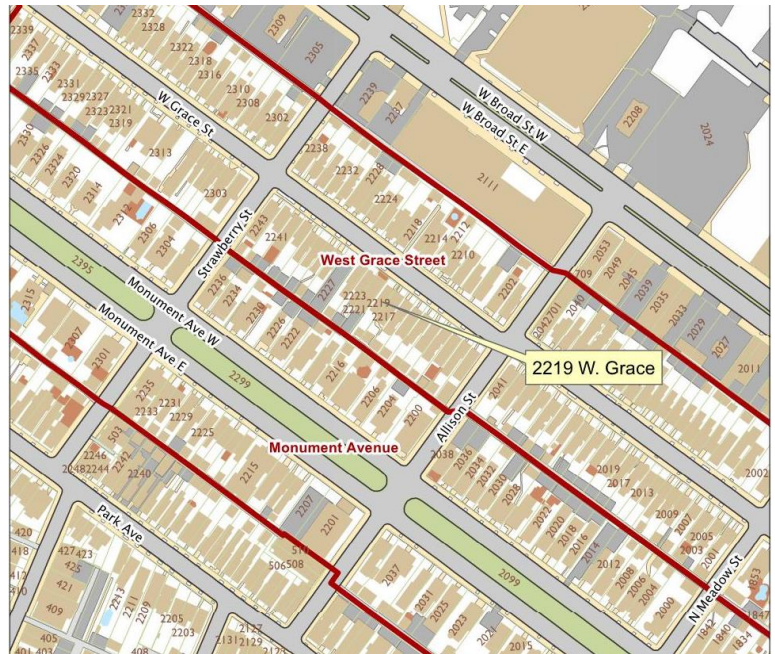


PROJECT DESCRIPTION

Reconstruct the front porch of a brick residence.

PROJECT DETAILS

- The applicant proposes to reconstruct the covered front porch and balcony on an existing brick foundation on a ca. 1925 masonry residence.
- The porch will be 8'-9" tall and sit on the existing foundation. On the second floor of the porch the applicant proposes to install a Richmond Rail railing, 3'-6" in height.
- The new porch roof will have membrane roofing material, Permacast columns, and Richmond Rail.
- The design of the new porch is based on a historic photograph.



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STAFF RECOMMENDATION

APPROVE WITH CONDITIONS

PREVIOUS REVIEWS

None.

STAFF RECOMMENDED CONDITIONS

- the existing ghost lines and any other physical evidence, such as indications on the porch deck of where the columns were historically installed, be used to determine the final dimensions of the reconstructed porch
- the columns for the porch match the existing columns surrounding the doorway and the specifications be submitted to staff for review and approval
- paint colors be submitted for administrative approval
- the applicant align the balcony piers and columns
- the porch roof membrane be a dark color
- the balcony piers and railing be no taller than the ghost lines of the porch posts visible on the façade, and simple backer bar be utilized if necessary
- the applicant install built-in gutters, of an appropriate profile, and not the suspended gutters.

STAFF ANALYSIS

Building Elements, Porches, pg. 71 #5

The entire porch should only be replaced if it is too deteriorated to repair or is completely missing; replacements should match the original as much as possible.

The applicant has designed a replacement porch that matches the original in terms of roof form and general size. The applicant proposes to construct a new porch on top of the existing brick porch deck. Based on the historic photographs, historic Sanborn maps, and ghost lines present on the building, staff finds the new porch generally is an accurate replication of the historic porch. Staff notes that the applicant did not provide overall dimensions on the plans and recommends that the existing ghost lines and any other physical evidence, such as indications on the porch deck of where the columns were historically installed, be used to determine the final dimensions of the reconstructed porch.

The historic photograph does not clearly indicate the design of the columns, though they appear to match the existing columns surrounding the entryway. Staff recommends the columns for the porch match the existing columns surrounding the entryway and the specifications be submitted to staff for review and approval. As paint colors were not indicated on the application, staff recommends paint colors be submitted for administrative approval.

Porches and Porch Details, #2, #5 pg. 49

2. When designing a new railing for a new infill building, or for an existing building which has lost its railing and for which no documentary or physical evidence survives, the balusters in the traditional Richmond rail are generally rectangular in section (with the narrow dimension facing the street) or square. The baluster is fitted into the recess in the top rail and a sloped bottom rail.

The applicant is proposing to install Richmond Rail railings on the porch and balcony. The historic photograph does not clearly show the historic railing; however, it appears to be Richmond Rail. Staff finds the use of Richmond Rail for the porch and balcony is in keeping with the *Guidelines* for porch railings.

Staff notes piers and columns on the historic porch were aligned and staff recommends the applicant align the balcony piers and columns.

Staff also notes that the plans indicate the railing will be a minimum of 3'-6" and recommends the balcony piers and railing be no taller than the ghost lines of the porch posts visible on the façade, and simple backer bar be utilized if necessary.

5. Porch roofs are encouraged to utilize standing- or flat-lock metal seam roofs that are hand-seamed, or closely approximate

The applicant has indicated the use of a membrane roof for the porch and staff finds this is in keeping with the *Guidelines*, with the

hand-seaming. Seams that, in section, are large, rectangular seams, reminiscent of pre-formed seams utilized on prefabricated industrial or commercial structures, are not acceptable. Membrane roofs are acceptable substitutes for flat-lock seamed metal roofs.

condition that the porch roof membrane be a dark color.

Guidelines for Administrative Approval of Gutter and Downspout Installation, Items that do not meet the Guidelines and will not be approved administratively or by the Commission

3. The installation of suspended gutters of an inappropriate profile or material. Inappropriate materials include vinyl and synthetic materials. Inappropriate profiles are those that introduce a new, and incompatible element that detracts from the roof and/or cornice line, such as k-style gutters.

The applicant proposes to install suspended gutters. Staff believes that the historic porch originally had built-in gutters and notes that the majority of the surrounding porches maintain built-in gutters. Staff recommends the applicant install built-in gutters, of an appropriate profile, and not the suspended gutters proposed.

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

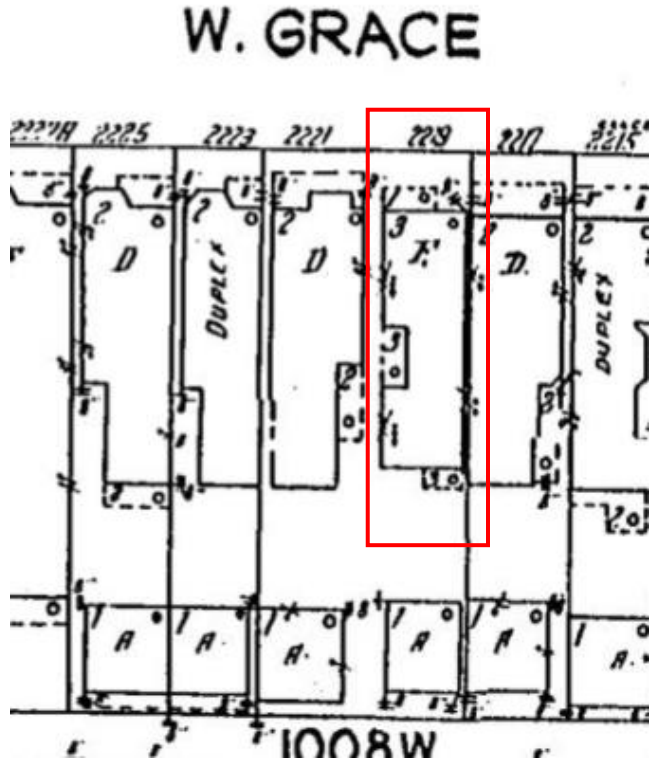


Figure 1. Sanborn Map, 1919, republished 1952.



Figure 2. 2219 W Grace Street, Assessors Photograph ca. 1950.



Figure 3. 2219 W Grace Street, undated photograph supplied by the applicant.



Figure 4. 2219 W. Grace Street.



Figure 5. Existing columns surrounding the entryway.



Figure 6. Evidence of ghost lines and previous column locations.