

1. COA-065088-2019

PUBLIC HEARING DATE

December 17, 2019

PROPERTY ADDRESS

2701 East Grace Street

DISTRICT

St. John's Church

APPLICANT

A. Rennolds



STAFF CONTACT

C. Jeffries

PROJECT DESCRIPTION

Remove side deck and construct a rear addition.

PROJECT DETAILS

- The applicant requests approval for exterior alterations to a 2-story brick Italianate home in the St. John's Church City Old and Historic District.
- The applicant is proposing the following work:
 - Remove an existing deck on the corner elevation and construct steps from the existing side porch to grade.
 - Remove screening from the rear porch.
 - Change a window to a door on the side elevation.
 - Install glazing in two existing doors.
 - Construct a one-story 6'x11' frame addition on the rear.
 - Relocate exterior HVAC equipment to the roof.
 - Replace the rear privacy fence.
- Historic Richmond holds an easement on the property.



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STAFF RECOMMENDATION

APPROVE WITH CONDITIONS

PREVIOUS REVIEWS

None.

STAFF RECOMMENDED CONDITIONS

- Material specifications for the new railing be submitted to staff for administrative review and approval.
- The new windows be 1/1 or casements with no divided lights.

STAFF ANALYSIS

Porches, Entrances & Doors, pg. 71 #4

Do not remove or radically change entrances and porches important in defining the building's overall character. Front and Side porches are architecturally more ornate than utilitarian back porches.

The applicant is proposing to remove a small 1-story uncovered porch at the side of the building, along North 27th Street. Photographic evidence indicates this rear porch configuration has existed since at least 1978. However, the current structure was constructed in 1979 as

part of a complete rehabilitation of the building. As the existing porch does not contain historic material and is minimally visible from the public right of way, staff recommends approval of the proposed removal of the 1-story deck. Staff also recommends approval of the removal of the existing screening.

The applicant wishes to replace wood panels with glazing in the two existing doors leading to the rear porch. Documentation does not indicate whether these doors were replaced as part of the 1979 rehabilitation, however at least one of the doors matches the design that was present prior to the rehabilitation. Photographic documentation also indicates that at least one of the rear doors is a replacement door. As the existing doors are recessed and minimally visible from the public right of way, staff recommends approval of the proposed alteration to the doors.

Decks, pg. 51
#1-3

1. *Decks should not alter, damage or destroy significant site elements of the property.*
2. *Decks should complement the architectural features of the main structure without creating a false historical appearance.*
3. *Deck design may include vertical picket balustrades or contemporary railing that is in scale with the house and the deck.*

The proposed steps from the rear porch to grade are generally consistent with the Commission's guidelines for decks and will be minimally visible from the public right of way. The plans note that the railing will be painted Azek. Staff recommends material specifications for the new railing be submitted to staff for administrative review and approval.

Windows, pg.
69 #5

Original masonry openings for doors and windows should be maintained. Infilling original masonry openings is strongly discouraged.

The removal of the side porch removes the need for a door in this location. The applicant is proposing to replace the existing door with a window, infilling the area below the sill with a wood panel. Photographic documentation indicates that the opening contained a different door in 1978. The photographs also may indicate that this opening could have been modified prior to 1978. As the masonry opening will be maintained and the window conversion will not remove historic material, staff recommends the approval of the proposed conversion of the side door to a window.

Standards for
New
Construction,
Siting, pg. 46 #1

Additions should be subordinate in size to their main buildings and as inconspicuous as possible. Locating additions at the rear or on the least visible side of a building is preferred.

A small 6' by 11' frame addition is proposed at the rear of the building. The addition will be clad in fiber cement siding with a flat seam metal roof and three windows on the rear elevation. The windows will be aluminum clad wood casement windows with simulated divided lights.

		The proposed addition generally meets the Commission's guidelines for additions as it is subordinate in size to the main building and located at the rear. In addition, Sanborn maps indicate there was previously a small 1-story frame structure in this location, with an opening to the main house.
Standards for New Construction, Materials, pg. 47 #1-3	<ol style="list-style-type: none"> 1. <i>Additions should not obscure or destroy original architectural elements.</i> 2. <i>Materials used in new residential construction should be visually compatible with original materials used throughout the district.</i> 3. <i>Paint colors for new additions should complement the historically appropriate colors used on the primary structure.</i> 	The proposed materials and colors are visually compatible with original materials found throughout the building. The frame addition is also clearly differentiated from the historic brick building.
New Construction, Doors and Windows, pg. 49 #1	<i>The size, proportion and spacing patterns of door and window openings on a new addition should follow patterns established by the original building.</i>	The size and proportion of the proposed windows are consistent with the historic windows on the building.
Standards for Rehabilitation, pg. 59 #10	<i>...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 Richmond's historic built environment.</i>	Staff finds that the proposed 2/2 light configuration for the new windows may confuse the evolution of the building as they match the historic windows on the front elevation. <u>Staff recommends the new windows be 1/1 or casements with no divided lights</u> to differentiate them from the historic windows.
Mechanical Equipment, pg. 68 #2	<i>Rooftop units should be located so that they are minimally visible from the public right-of-way and screening should be considered.</i>	The applicant is proposing to relocate the exterior mechanical units from the rear yard to the roof. Staff finds that the units will not be visible from the street or alley in the proposed location and <u>recommends approval.</u>
Fences & Walls, pg. 78 #6-7	<ol style="list-style-type: none"> 6. <i>A new fence or wall should be constructed using materials and designs appropriate to the District. Height restrictions are governed by the zoning ordinance.</i> 7. <i>Fences in Old and Historic Districts located along main thoroughfares shall be painted or opaquely stained a color or colors complementary to the main structure.</i> 	The applicant is proposing to install a wooden privacy fence to replace the existing fence in the rear yard. Documentation indicates that this fence or a fence of a similar design was installed in the late 1970's. The proposed fence design is very similar to the existing design and is compatible with fences found throughout the district. The applicant proposes to paint the fence Downing Stone, which is an approved fence color.

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

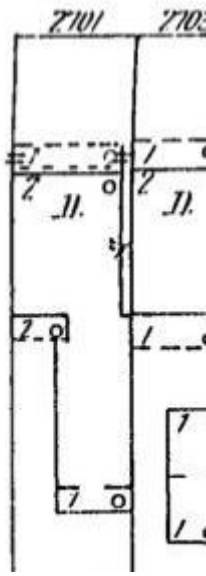


Figure 1. 1905 Sanborn Map



Figure 2. Side elevation, 1978.



Figure 3. Side elevation, 1979.



Figure 4. Side and rear elevations, 1985.



Figure 5. Existing side elevation.



Figure 6. Existing rear elevation.