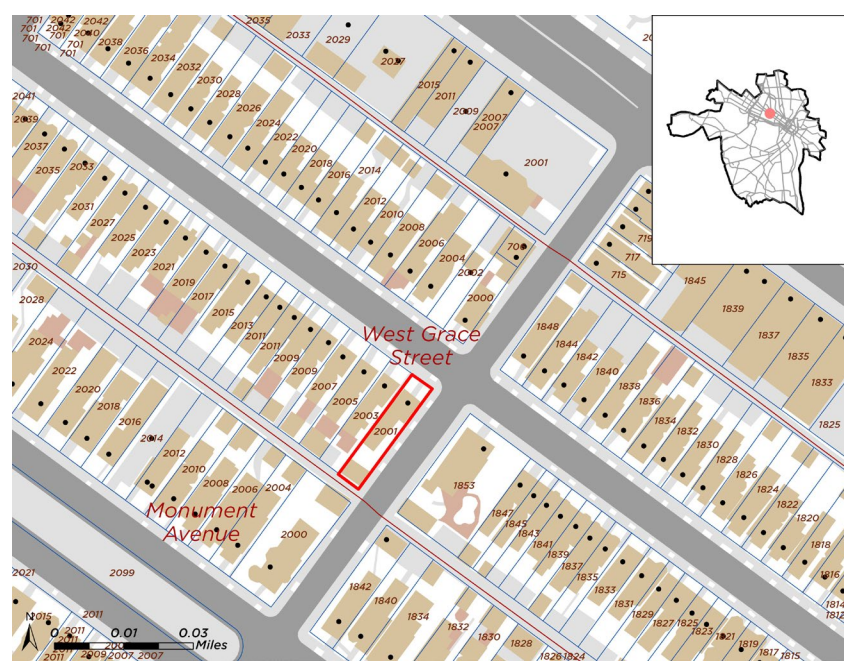




Commission of Architectural Review

3. COA-134294-2023	Final Review	Meeting Date: 8/22/2023
Applicant/Petitioner	Amy Xia and Olivia Murphy (JP Exteriors)	
Project Description	Remove existing deteriorating wooden columns and replace them with fiberglass columns.	
Project Location		
Address: 2001 West Grace Street		
Historic District: West Grace Street		
High-Level Details:		
<ul style="list-style-type: none">• The current wooden columns are cracked and rotten along the bottom and side.• The applicant proposes to replace the front four columns with new fiberglass columns, which will be primed and painted to match the extant columns.• The applicant proposes to replace two engaged columns with wood, prime and paint them.		
Staff Recommendation	Approval, with Conditions	
Staff Contact	Annie Delaroderie, anne.delaroderie@rva.gov , 804-646-6335.	
Previous Reviews	none	
Conditions for Approval	<p>Staff recommends:</p> <ul style="list-style-type: none">• That the applicant installs new columns that match the extant columns in design, size and diameter.• New column bases need to be square, not flared.• Brick pillars supporting the columns need to stay intact and in place.• That curved architrave elements above columns be retained and repaired if necessary.• That, any other parts of the entablature that are deteriorating and not mentioned in the application should be repaired and left in place.	

Staff Analysis

Guideline Reference	Reference Text	Analysis
Maintenance and Repair: Inappropriate Porch Remodeling, page 87.	<i>A significant character-defining feature is lost when original porches on historic homes are removed.</i>	Many historic houses in the City Old and Historic Districts were constructed with front porches. Staff believes that when historic porches are in bad condition, owners of these homes should carefully maintain them to ensure the preservation of these features.
Maintenance and Repair: Wood, page 91.	<i>Cracked or warped boards may result from long-term exposure to the extremes of weather or from pressure stresses... Removal and replacement with sound boards is often the only solution. Cracked, peeling, or blistered paint signals excessive moisture, improperly prepared paint surfaces or chemical incompatibility of paint layers. Rot is a fungus that consumes wood and thrives in dark, moist areas, such as unventilated or light-deprived areas.</i>	When wooden elements are deteriorated beyond repair, staff recommends replacing them with in-kind materials or other materials that closely match the size and appearance of the historic materials. The applicant proposes replacing the historic columns with four fiberglass columns. Four green painted wooden columns support the outer portion of the porch. The columns are situated on brick piers, with a concrete block in between the columns and the piers. These columns are examples of Doric columns with an Ionic, rounded base. The columns are tapered, and simpler toward the top. On a site visit, staff observed the shaft of the column is splitting with additional cracks at the bottom. Additionally, the two engaged columns show signs of deterioration. The applicant proposes replacing the engaged columns with in-kind materials. The applicant provided measurements stating that the base of the freestanding columns are 11.25", the rounded part of the base is 7", and the column shaft is 6.5". <u>Staff recommends the applicant installs new columns that match the extant columns in design, size and dimension. Staff recommends that the new column bases should be square, not flared. Staff recommends that the brick pillars need to stay intact and in place. Staff recommends that curved architrave elements above columns be retained and repaired as necessary. Also, staff recommends that, any other parts of the entablature that are deteriorating and not mentioned in the application should be repaired and left in place.</u>
Maintenance and Repair: Porches, Doors and Entrances, page 101.	<i>Masonry, wood and metal elements of porches and entrances should be inspected for signs of rust, peeling paint, wood deterioration, open joints around frames, old putty and inadequate caulking. Painted surfaces should be kept painted, and caulk and glazing putty should be intact and in good condition.</i>	The four new columns should be painted a color that complements the color of the house and relates to other buildings in the historic district. The applicant proposes to paint the new columns and the engaged columns to match the extant columns.

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. Façade of 2001 West Grace Street

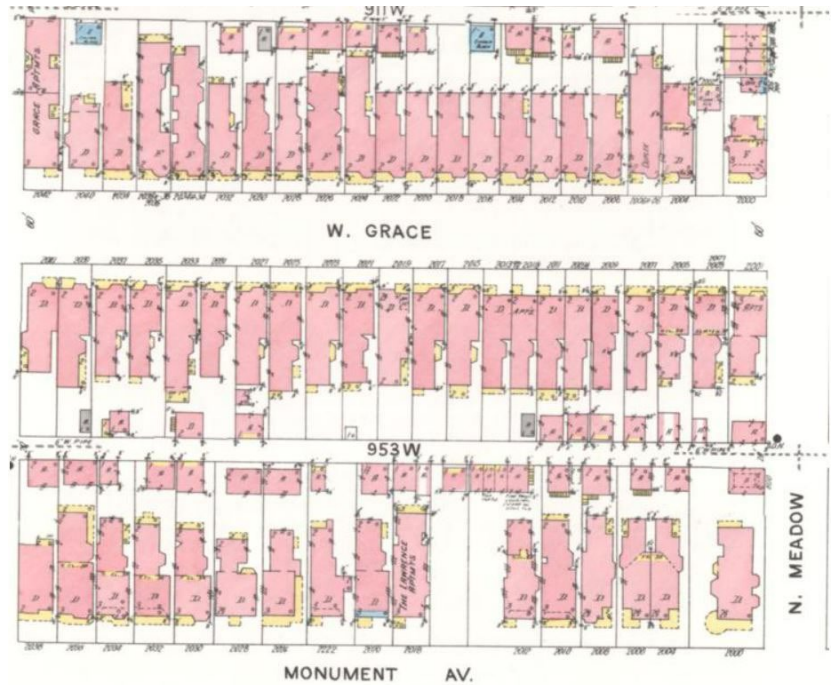


Figure 2. Sanborn Map showing West Grace Street. 2001 West Grace Street is located on the southwest corner of West Grace Street and North Meadow Street.



Figure 3. Photograph showing deterioration on the far west column.



Figure 4. Close-up view of the deterioration on the far west column.



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Figure 5. Close-up photograph of deterioration on the base of the far west column.



Figure 6. View of deterioration on the second column from the west.



Figure 7. View of deterioration on the far west column.



Figure 8. View of deterioration of the top of the east engaged column.



Figure 9. Photograph showing the deterioration of the east engaged column.



Figure 10. Photograph showing deterioration on the west engaged column.

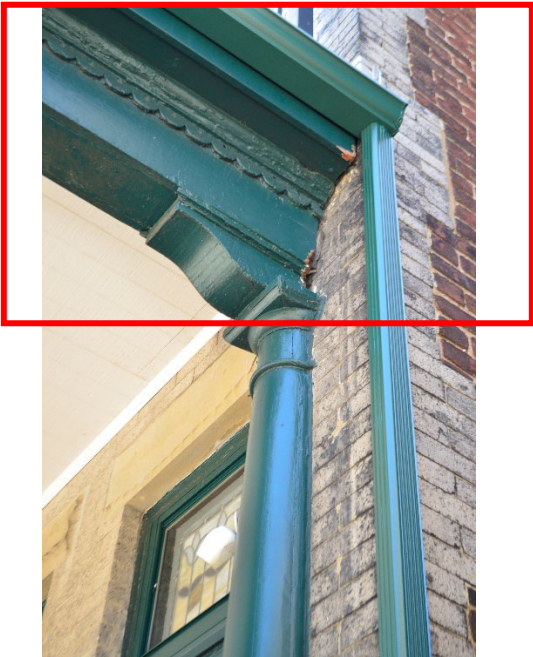


Figure 11. Photograph of deterioration behind the architrave. All elements of the entablature, highlighted by the red box, need to be retained and replaced.



Figure 12. Photograph of 2901 Monument Avenue. This is a new construction, built in 2017, with fiberglass columns.



Figure 13. Example of a cast Fiberglass column.



Figure 14. Example of cast Fiberglass column.