



Staff Report
City of Richmond, Virginia



Commission of Architectural Review

2. COA-146154-2024	Final Review	Meeting Date: 4/23/2024
Applicant/Petitioner	Pual Hajacos	
Project Description	Replace an existing second-story rear door with a new fixed window.	
Project Location		
Address: 2703 West Grace Street		
Historic District: West Grace Street		
<p>High-Level Details:</p> <p>The applicant requests to replace an existing second story rear door with a fixed window. The existing door once led to a balcony that was removed/collapsed sometime around 2010.</p> <p>Based on images submitted by the applicant. Staff believes that this is an original door.</p> <p>Routine, in-kind repair and replacement is proposed for the remainder of the exterior.</p>		
Staff Recommendation	Partial Approval	
Staff Contact	Alex Dandridge, alex.dandridge@rva.gov , 804-646-6569	
Previous Reviews	None.	
Conditions for Approval	<p>Staff recommends denial of:</p> <ul style="list-style-type: none"> The removal of the rear second-floor door <p>Staff recommends approval of:</p> <ul style="list-style-type: none"> Retention of the rear door, and that it be fixed in place for safety. A low power wash be used to clean the exterior of the building, starting with a low pressure, gradually increasing as needed, but not to exceed 500 psi to avoid damage to historic materials. The wooden front door remain unpainted. Any excess water issues be resolved in areas where wooden elements will be repaired using epoxy. Final exterior paint colors be submitted for administrative review and approval. Any unpainted masonry remain unpainted. Any architectural elements that need full replacement be replaced with the same design and material. 	

Staff Analysis

Guideline Reference	Reference Text	Analysis
<p>Windows #8, pg. 69</p>	<p><i>Changes to existing windows or the addition of new windows along a secondary elevation will be considered by the Commission on a case-by-case basis.</i></p>	<p>2703-2711 West Grace Street, Colonial Revival Rowhouses built circa 1914, feature a second-floor rear door. While many alterations have taken place to the rear of these buildings overtime, 2709 and 2711 West Grace Street appear to retain their original two-story rear porches. Second-floor rear doors on these buildings are consistent, having an arched opening with a transom above a wood and glass door.</p> <p>While the guidelines speak specifically to the alterations and addition of new windows rather than the conversion of a door to a window, Staff finds that while the rear porch is no longer present, the rear door appears to be original to the building and has the same horizontal panels as the rear basement door. Retaining this door would preserve historic material. Retention would also tell the visual story that a two-story porch once existed in this location. <u>Staff recommends retention of the door, and that it be fixed in place for safety.</u> Interior treatment of the door is not in the purview of the C.A.R.</p>
<p>Secretary of the Interior's Standards for Rehabilitation, pg. 5</p>	<p><i>6. Deteriorated historic features shall be repaired rather than replaced. When the severity of deterioration requires replacement or a distinctive feature, the new feature shall match the old in design, color, texture and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical or pictorial evidence.</i></p>	<p>The application also states that general exterior repairs are needed to the property including exterior painting, washing, in-kind repairs and repairs with epoxy of deteriorated wooden elements such as wooden sills, gutters, and soffit. Windows will be reglazed, and storm windows will be removed, repaired, and reinstalled.</p> <p><u>Staff recommends that a low power wash be used to clean the exterior of the building, starting with a low pressure, gradually increasing as needed, but not to exceed 500 psi to avoid damage to historic materials.</u></p> <p><u>Staff recommends that the wooden front door remain unpainted.</u></p> <p><u>Staff recommends that any excess water issues be resolved in areas where wooden elements will be repaired using epoxy.</u></p> <p><u>Staff recommends that final exterior paint colors be submitted for administrative review and approval.</u></p> <p><u>Staff recommends that any unpainted masonry remain unpainted.</u></p> <p><u>Staff recommends that any architectural elements that need full replacement be replaced with the same design and material.</u></p>

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. 2703 West Grace Street Façade.



Figure 2. 2709-2711 West Grace Street original rear porches.



Figure 3. 2703 West Grace Street. Rear door in question.

