

3. COA-053432-2019

PUBLIC HEARING DATE

May 28, 2019

PROPERTY ADDRESS

1853 West Grace Street

DISTRICT

West Grace Street

Commission of
Architectural Review

STAFF REPORT



APPLICANT

B. Frank

STAFF CONTACT

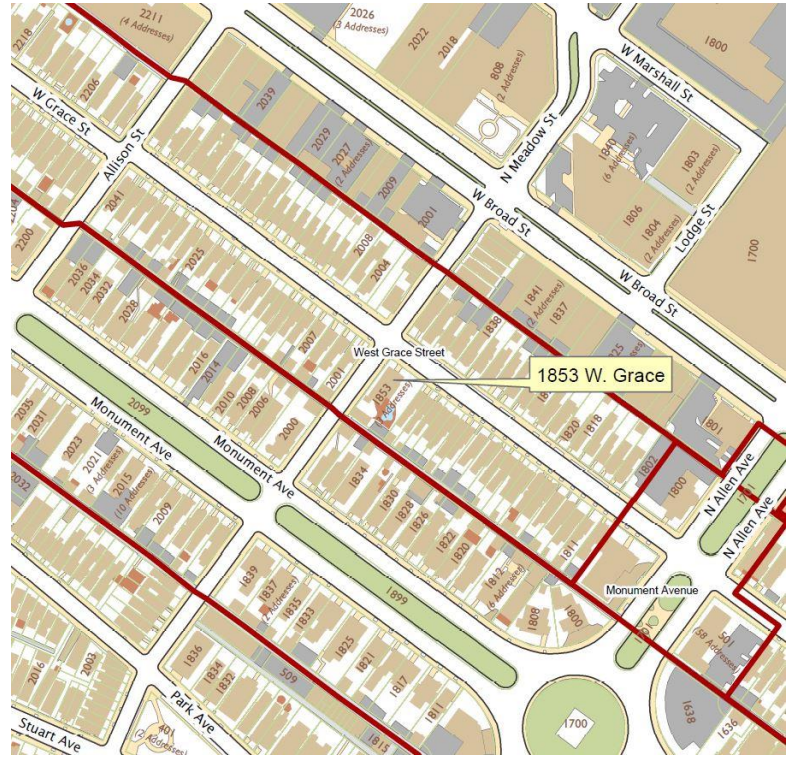
C. Jeffries

PROJECT DESCRIPTION

Renovate an existing first-story previously enclosed side porch, and enclose a portion of a second-story side porch.

PROJECT DETAILS

- The existing home is a 2 ½ story Queen Anne brick dwelling constructed ca. 1911.
- The applicant is proposing to enclose a portion of the upper story of a two-story rear porch, and rehabilitate an existing enclosure on the first story.
- The first story enclosure will be re-framed and clad in painted fiber cement panels with wood casement windows, and a wood door. A small overhang with a flat lock copper roof and decorative knee braces will also be constructed. A small portion of the roof of the existing first story sun room will also be replaced with flat lock copper. The enclosure is currently clad in lap siding and is minimally visible from the alley.
- The applicant also proposes to enclose a portion of the second story porch using aluminum clad casement windows installed behind the existing decorative railing. The decking on the remainder of the porch will be replaced with new tongue-and-groove decking.
- Other work that will not be visible from the public right of way is also proposed.



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STAFF RECOMMENDATION

APPROVE

PREVIOUS REVIEWS

None.

STAFF RECOMMENDED CONDITIONS

- None.

STAFF ANALYSIS

Porches,
Entrances &
Doors #13, pg.
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Porch enclosures to aid in energy conservation are only appropriate on secondary elevations. Solid materials are not recommended for use in enclosure projects since they can radically alter the

The applicant is proposing to enclose a small portion of a rear porch which is set back from the alley. The enclosure will utilize glass elements set behind the decorative porch railing, which will be retained. The only solid

historic appearance of a porch. Glass enclosures which reveal decorative porch elements are strongly preferred.

portion of the enclosure will be interior to the existing porch and will be minimally visible from the alley. The applicant is also proposing to utilize materials that are consistent with the Guidelines, including aluminum clad wood windows and fiber cement panels.

In addition, the first story enclosure will also be rebuilt to be more consistent with the Guidelines.

New Construction, Porches and Porch Details #5, pg. 49

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

The applicant is proposing flat-lock copper which is consistent with the Guidelines.

It is the assessment of staff that 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. Rear porch