

4. COA-071518-2020

PUBLIC HEARING DATE

April 28, 2020

PROPERTY ADDRESS

2234 West Grace Street

DISTRICT

West Grace Street

APPLICANT

A. Sefcik

STAFF CONTACT

C. Jeffries

Commission of Architectural Review

STAFF REPORT



PROJECT DESCRIPTION

Construct a 1-story frame addition on a 2-story brick residence.

PROJECT DETAILS

- The applicant requests approval to construct a 1-story frame addition on the rear of a 2-story Colonial Revival residence in the West Grace Street City Old and Historic District.
- The proposed addition is approximately 15 feet by 10 feet. It will have a brick veneer foundation, fiber cement siding, dimensional asphalt roof, and 6/6 windows.
- The addition will have 3 windows on the rear elevation, and will be accessed by a side door via new stairs and a landing. The steps will not be visible from the public right of way.
- There is an existing garage and fence in the rear yard.



The City of Richmond assumes no liability either for any errors, omissions, or inaccuracies in the information provided regardless of the cause of such or for any decision made, action taken, or action not taken by the user in reliance upon any maps or information provided herein.

STAFF RECOMMENDATION

APPROVE WITH CONDITIONS

PREVIOUS REVIEWS

None.

STAFF RECOMMENDED CONDITIONS

- A material more compatible with the historic district be used and revised roof specifications be submitted to staff for administrative review and approval.
- The new windows be wood or aluminum clad wood, and materials specifications be submitted for administrative review and approval prior to the issuance of a building permit.
- The new windows be 1/1 with no divided lights.

STAFF ANALYSIS

Standards for New Construction, Siting, pg. 46 #1	<i>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.</i>	A small 15' by 10' frame addition is proposed at the rear of the building. The addition will be clad in fiber cement siding with a dimensional asphalt shingle roof and three windows on the rear elevation. The material for the windows was not specified but they will be double hung windows with divided lights. <u>Staff recommends the new windows be wood or aluminum clad wood, and materials specifications be submitted for administrative review and approval prior to the issuance of a building permit.</u> 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.
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 6/6 light configuration for the new windows may confuse the evolution of the building as they match a typical historic window configuration found on rear elevations. <u>Staff recommends the new windows be 1/1</u> to differentiate them from the historic windows.
Maintenance and Repairs, Roofs, pg. 96	<i>Asphalt shingles are made of felt impregnated with asphalt and covered with colored ceramic or stone granules. This modern roofing material is an inappropriate choice for the majority of historic structures.</i>	The applicant is proposing a dimensional shingle roof for the rear addition. Staff finds this is not an appropriate material for a historic building and <u>recommends a material more compatible with the historic district be used and revised roof specifications be submitted to staff for administrative review and approval.</u>
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> 	With the exception of the roof, 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.

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. View of rear of 2234 West Grace Street from alley, looking south



Figure 2. View from alley, looking west