



## Commission of Architectural Review

5. COA-146155-2024	Final Review <span style="float: right;">Meeting Date: 4/23/2024</span>
Applicant/Petitioner	James Pocoluyko
Project Description	Construct a rear accessory dwelling unit.
Project Location	
Address: 1843 West Grace Street	
Historic District: West Grace Street	
<p>High-Level Details:</p> <ul style="list-style-type: none"> <li>• The primary building is a 2 1/2-story brick Italianate dwelling, constructed circa 1910.</li> <li>• The applicant proposes to construct a two-story garage with a studio apartment on the second floor.</li> <li>• The new garage will be located in the same location where a garage was located prior to its demolition.</li> <li>• To create additional space for the new ADU building, the existing shed, wooden deck, oak tree and fence will be removed.</li> <li>• A new fence will be built on the west and east sides of the rear yard at the completion of the project.</li> </ul>	
Staff Recommendation	Approval, with Conditions
Staff Contact	Annie Delaroderie, <a href="mailto:anne.delaroderie@rva.gov">anne.delaroderie@rva.gov</a> , 804-646-6335.
Previous Reviews	<p>In March 2024, the Commission completed a Conceptual Review of this project. The Commission supported the plans for this project. Commissioners had concerns about the proposed thin brick veneer. One commissioner asked the applicant to consider lot coverage, drainage and gutters for the proposed building. Commissioners also discussed the importance of locations for future trash cans and HVAC equipment.</p>
Conditions for Approval	<ul style="list-style-type: none"> <li>• that the applicant submits a drawing conveying how the brick veneer will wrap the house on the corners and by the windows for Administrative Review and Approval.</li> <li>• paint colors for the trim and doors be submitted for Administrative Review and Approval.</li> <li>• final garage door specifications be included on final plans.</li> <li>• the applicant submits the specifications for the trim around the gable ends and fixed windows for Administrative Review and Approval.</li> <li>• the exterior staircase on the ADU be constructed with a</li> </ul>

	<p>Richmond Rail design.</p> <ul style="list-style-type: none"> <li>• that the wooden deck should be painted or opaquely stained.</li> <li>• that the final plans and specifications for the proposed new fence be submitted for Administrative Review and Approval.</li> </ul>
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**Surrounding Context:**

1843 West Grace Stret is located in the West Grace Street City Old and Historic District and in the Monument Avenue National Register-listed Historic District. The parcel is zoned R-48, Residential Multi-Family, and is less than a quarter of an acre. The block where this property is located contains many attached two-story dwellings, a few detached two-story dwellings, and a twin, attached three-story dwelling. A cobblestone, public alley runs parallel to West Grace Street and Monument Avenue between Allen Avenue and Meadow Street. The majority of properties that back up to this alley have either one- or two-story rear garages. All of these garages have unpainted brick exteriors. These garages either have original doors, open access where no door exists and replacement doors, each displaying original door openings. The majority of garages belonging to properties on West Grace Street are one-story brick buildings with flat roofs. Garages on the south side of the alley, for houses on Monument Avenue, have a range of forms including, hipped and side-gabled roofs. Also, there are several one and two-story brick garages on the south side of the alley. A two-story brick garage is located on the north side of the alley, at the corner of North Meadow Street. Each of these garages have vertically aligned windows of the same size.

**Staff Analysis**

Guideline Reference	Reference Text	Analysis
New Construction: Residential Outbuildings, page 51.	<i>1. Outbuildings, including garages, shed, gazebos and other auxiliary structures should be compatible with the design of the primary building on the site, including roof slope and material selection.</i>	The primary dwelling at this property is a 2 1/2-story brick, Italianate building. The new proposed accessory building will have a brick veneer exterior. <u>Staff recommends that the applicant submit a drawing conveying how the brick veneer will wrap the house at the corners and at the window and door openings for Administrative Review and Approval</u> The primary building has a shed roof that slopes to the east. The proposed new ADU will have a front gabled roof.
New Construction: Residential Outbuildings, page 51	<i>2. Newly constructed outbuildings such as detached garages, or tool sheds should respect the siting, massing, roof profiles, materials, and colors of existing outbuildings in the neighborhood.</i>	The proposed ADU will be 27' deep. It appears that the proposed building will be longer than other garages in the vicinity, but measurements of other garages were not provided. The proposed ADU will be built in the same location as an original garage that is no longer standing. The new building and each of the garages on West Grace Street are located to the rear of the houses, facing the rear alley. There are both one and two-story garages on this alley. The proposed new building will be two-stories with an apartment above the garage. Garages along this alley have flat, side gable or front gable roofs. The new garage will have a front gabled roof. All the garages have unpainted brick exteriors. The new garage will have brick veneer to be compatible with surrounding rear garages.
New Construction: Residential Outbuildings, page 51	<i>3. New outbuildings should be smaller than the main residence and be located to the rear and/or</i>	The primary house is 28' - 6". The accessory dwelling unit is proposed to be 25' tall, keeping it lower than the primary dwelling. The primary dwelling is 16.9' wide, while the proposed building will be 13'6" wide. The

	side of the property to emphasize that they are secondary structures.	proposed building will be smaller than the primary dwelling and will not detract from the existing dwelling.
Standards For New Construction: Materials and Colors, page 47.	<i>3. Paint colors for new additions should complement the historically appropriate colors used on the primary structure. Paint colors used should be similar to appropriate colors already found in the district.</i>	<u>Staff recommends paint colors for the trim and doors be submitted for Administrative Review and Approval.</u>
Standards For New Construction: Doors & Windows, page 49.	<i>3. The size, proportion, and spacing patterns of doors and window openings on free-standing new construction should be compatible with patterns established in the district.</i>	There will be an aluminum, paneled, overhead door centered in the south elevation of the new garage. <u>Staff recommends final garage door specifications be included on final plans.</u> Along the middle of the second floor there will be two one-over-one double hung windows. The edge of these windows will be over the west and east corners of the garage door. The applicant revised plans for these windows, so they are no longer connected. The applicant noted that these windows will be aluminum clad. Along the center of the attic, the applicant proposes adding a round, fixed aluminum clad window. The neighboring garage will butt up against part of the west side of the new garage. The plans submitted in March had a small window proposed for the middle of the west elevation. The applicant has revised the west elevation and taken out the proposed opening. The applicant has added a one-over-one double hung window toward the center of the north side of the first floor. An aluminum clad wood paneled door with a glass transom will be located near the northeast corner of the north side of the first floor. Along the center of the second floor of the north elevation, the applicant changed the small one-over-one double hung window to be the same size as the other proposed windows. At the northeast corner of the north elevation, there will be an aluminum clad, full glass door to access the apartment. While, this proposed door is not a typical design in historic districts, this door will not be visible from the public right-of-ways. Previous plans for the east elevation included three windows on the second floor, with one window being much smaller than the other two. One two-over-two double hung window was planned for the first floor, below the small window. The applicant has revised plans for the east elevation to have two one-over-one double hung windows on the first floor and two one-over-one double hung windows on the second floor, with each of these windows being vertically aligned. The trim around the fixed windows under the gabled ends was not specified on the plans. <u>Staff recommends the applicant submit the specifications for the trim around the gable ends and fixed windows for Administrative Review and Approval.</u>
New Construction: Railings, page 50.	<i>Porch railing and balustrades are important character defining features of a structure. The proportions of these railings are an</i>	The applicant proposes constructing a metal spiral staircase leading to the second-floor deck on the north side of the garage. <u>Staff recommends the exterior staircase on the ADU be constructed in the Richmond</u>

	<i>important element to the appearance of both their structure and the rhythms of the neighborhood.</i>	<u>Rail design.</u> The staircase should have 1" by 2" pickets spaced at 4½" with the narrow edges facing outwards. <u>Staff recommends that the wooden deck should be painted or opaquely stained.</u> In response to comments from the March review, the applicant said the second-floor deck can be built in the Richmond Rail design. He said the spiral staircase will be custom-built, but the pickets could potentially be built as Richmond rail.
New Construction: Materials and Colors, page 47.	<i>5. Rooftop mechanical equipment should be located as discretely as possible to limit visibility. In addition, appropriate screening should be provided to conceal equipment from view.</i>	The revised plans include the location for proposed HVAC equipment. The equipment will be located by the northwest corner of the west wall, above the new fence.
New Construction: Fences & Walls, page 51.	<i>1. Fence, wall, and gate designs should reflect the scale of historic structures they surround, as well as the character of nearby fences, walls, and gates.</i>  <i>3. Privacy fences along the side and rear of a property should be constructed of wood of an appropriate design.</i>	<u>Staff recommends that the final plans and specifications for the proposed new fence be submitted for Administrative Review and Approval.</u>

*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. Photograph of the façade of 1843 West Grace Street



Figure 2. View of the south elevation of 1843 West Grace Street, along the public alley.



Figure 3. View of the proposed location for the new ADU building. The existing shed and tree will be removed as part of the project.

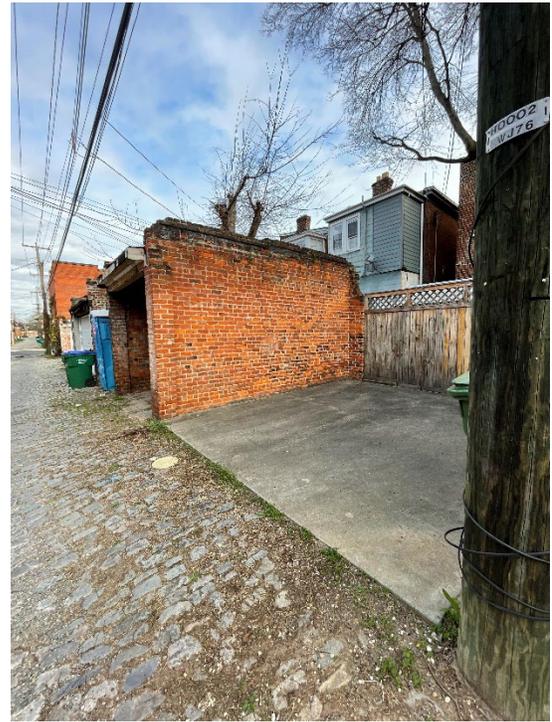


Figure 4. View of the neighboring garage at 1845 West Grace Street, which will abut against the west side of the ADU.



Figure 5. Garage located on the south side of the alley, for 1832 Monument Avenue. This is an example of a two-story brick garage in the vicinity, with vertically aligned windows.



Figure 6. All except one building, the garages belonging to buildings on the 1800 block of West Grace Street are one-story, unpainted brick buildings.



Figure 7. View of a two-story, front gabled, unpainted brick, two-story carriage house on the south side of the alley. This carriage house belongs to 1834 Monument Avenue.



Figure 8. View of the carriage house for 1834 Monument Avenue, with vertically aligned windows.

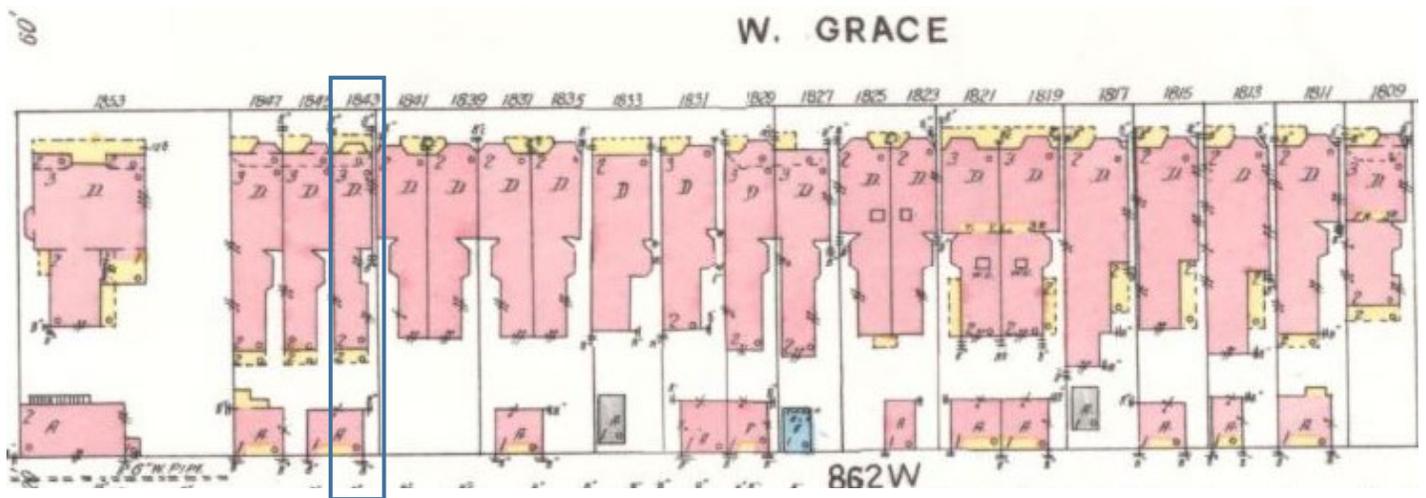


Figure 9. Sanborn Map from 1952, showing the south side of West Grace Street. At this time, there was still an extant brick garage at 1843 West Grace Street.