

**COMMISSION OF ARCHITECTURAL REVIEW
STAFF REPORT
June 24, 2014 Meeting**

13. **CAR No. 14-59** (R. & O. Weinstein) **2017 W. Grace Street**
West Grace Street Old and Historic District

Project Description: **Replace non-historic porch with new addition**

Staff Contact: **C. Easterling**

The applicant requests permission to remove a non-historic porch at the rear of a property located in the West Grace Street Old and Historic District, and replace it with a new, one-story addition. The existing porch, which was approved by the Commission of Architectural Review in 2004, replaced a salt-treated lumber deck. The current porch is partially obscured from view by a brick wall that runs along the sides and rear of the property. The applicant proposes constructing a one-story enclosed space that will occupy approximately the same footprint as the existing porch. The addition will have a shed roof and columns that evoke the design of the existing porch, and windows with panels under them. After consultation with staff, the applicant has decided to separate the paired windows and eliminate the arch depicted on the alley elevation. The applicant is also interested in adding two high windows to the west elevation, and will provide the Commission with an updated drawing. The plans do not call out particular construction materials, but the applicant provided staff with the following material specifications:

- The roof will be metal or membrane
- The windows will be clad wood with true or simulated-divided lites
- The door will be wood
- The trim will be Hardi or painted PVC
- The columns will be fiberglass
- The space between the windows will be HardiBoard

Staff recommends approval of the project with a condition. The proposed addition appears to adhere to the general Standards for New Construction outlined on pages 44 and 45 of the *Richmond Old and Historic Districts Handbook and Design Review Guidelines*. The addition is located at the rear of the building, and is clearly subordinate to the main structure. The design takes its cues from an existing porch that was previously approved by the Commission. The proposed changes to the design of the side of the addition that faces the alley (separation of the paired windows, etc.) simplifies the project and makes it more compatible with the existing fenestration at the rear of the residence. The applicant must supply the Commission with updated drawings that reflect the changes to the plans originally submitted to the Commission. Staff is unable to

evaluate The proposed materials, as stated to staff, appear to be compatible with the existing historic residences in the immediate area. Staff did not consider the design of the railing or the panels below the windows, as these elements will not be visible from the public right-of-way.

It is the assessment of staff that, provided that the Commission is satisfied with the updated drawings, the application is consistent with the Standards for New Construction outlined in Section 114-930.7(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.