

### 13. COA-049222-2019

PUBLIC HEARING DATE

February 26, 2019

PROPERTY ADDRESS

2617 East Grace Street

DISTRICT

St. John's Church

APPLICANT

K. Faison

STAFF CONTACT

C. Jones

## Commission of Architectural Review

### STAFF REPORT

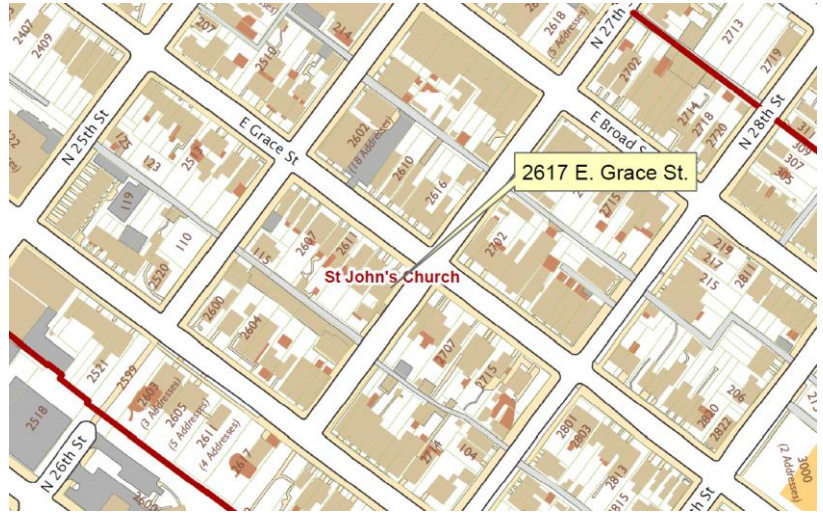


#### PROJECT DESCRIPTION

**Convert two first-floor windows into doorways, and a new second-floor enclosure.**

#### PROJECT DETAILS

- The applicant requests approval to convert a window opening to a door opening on the front and rear elevations.
- The front window will be converted to a single door with transom, approximately 45 inches by nine feet in size. The new door will lead to a set of two simple concrete steps.
- On the rear, the applicant has already removed the windows and created the opening for a set of double doors with transom proposed to be approximately six feet by nine feet.
- The applicant also requests approval to expand a second story enclosure to create more space on the interior. This work has also already been performed.
- The proposed interior and exterior renovation has received approval as a certified rehabilitation by the Virginia Department of Historic Resources and the National Park Service.



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#### STAFF RECOMMENDATION

### PARTIAL APPROVAL WITH CONDITIONS

#### PROJECT HISTORY

This application is partially the result of an enforcement action. In November of 2017 staff observed work being done at the property, including demolition of the rear porch, and contacted the contractors. In December 2018 staff again observed work being performed at this location and contacted the contractor. The contractor then provided staff with Part II tax credit approvals from the Virginia Department of Historic Resources for staff review and approval. In late December 2018 staff informed the contractor that they could not administratively approve the project since it includes expanding an existing window opening to accommodate a door. In early January 2019 staff met with the contractor and tax credit consultants to review the materials required for an application for a Certificate of Appropriateness. Staff also spoke with the contractor to address building code requirements for the entry steps.

#### STAFF RECOMMENDED CONDITIONS

- The color of the siding be in keeping with the Commission paint palette and be submitted to staff for review and approval.
- Any future changes imposed by the Virginia Department of Historic Resources or the National Park Service be submitted to staff for administrative review and approval.

- Staff recommends denial of increasing the opening on the front elevation.

## STAFF ANALYSIS

Windows, pg. 69, #8	<i>The number, location, size or glazing pattern of windows should not be changed by cutting new openings, blocking out windows or by installing replacement sash that do not fit the original window.</i>	The <i>Guidelines</i> recommend against allowing new window openings, especially on visible elevations.
Secretary of the Interior Standards, pg. 5, #s9-10	<i>9. New additions, exterior alterations or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale and architectural features to protect the historic integrity of the property and its environment.</i> <i>10. New construction shall be undertaken in such a manner that if removed in the future the essential form and integrity of the historic property and its environment would be unimpaired.</i>	The <i>Secretary of the Interior Standards</i> do not allow for exterior alterations that destroy historic materials and that are not easily reversible.  Staff finds that the insertion of new door opening is not an action that can be easily reversed, and attempts to repair it would impact the historic integrity of the building.  <u>Staff recommends denial of the proposed new door opening on the front elevation as this a primary elevation in a highly visible location. Staff recommends approval of the rear elevation opening due to its limited visibility.</u>
Standards for New Construction, Siting, pg. 46, #1	<i>1. 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>	The applicant has already expanded a second story enclosure to cover an existing historic window without approval from staff or the Commission. DHR and the NPS have already approved this addition to include a one-over-over aluminum clad window. The new addition will have horizontal wood siding, corner boards, soffit, and fascia. Staff finds that the small addition is subordinate in size to the main building and is located at the rear. <u>Staff requests the color of the siding be in keeping with the Commission paint palette and be submitted to staff for 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.



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## FIGURES



Figure 1. Rear elevation, April 2014.



Figure 2. Second story bath expansion, performed without staff or Commission approval.



Figure 3. Front elevation window, proposed door opening, November 2017.

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