

4. COA-075150-2020

PUBLIC HEARING DATE

July 28, 2020

PROPERTY ADDRESS

2004 West Grace Street

DISTRICT

West Grace Street

APPLICANT

C. & S. Grandpre

STAFF CONTACT

C. Jeffries

Commission of Architectural Review

STAFF REPORT

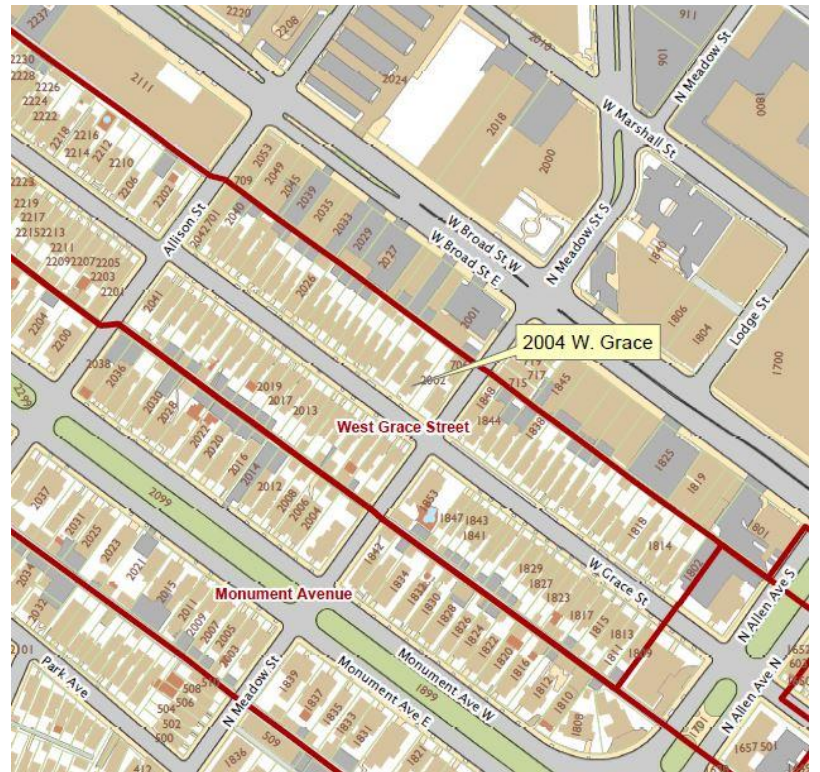


PROJECT DESCRIPTION

Alter a side porch and convert a window to a door on the side elevation.

PROJECT DETAILS

- The applicant requests approval to make alterations to a side porch and entrance on a home in the West Grace Street City Old and Historic District.
- The existing building is a 3-story brick Colonial Revival home built ca. 1906.
- The applicant is proposing the following alterations:
 - Remove an existing metal spiral staircase
 - Reconfigure the porch steps and handrails
 - Change an existing door to a window



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STAFF RECOMMENDATION

APPROVE WITH CONDITIONS

PREVIOUS REVIEWS

Staff has recently approved the installation of a gate in an existing rear privacy fence on the property, and the replacement of a door that accesses the side porch.

STAFF RECOMMENDED CONDITIONS

- The infill brick be inset from the existing door jambs, and a wood or aluminum clad wood 1/1 window be installed in the altered opening.
- The new landing and stairway at the front of the porch be differentiated from the existing construction, details to be submitted to staff for administrative approval.

STAFF ANALYSIS

Window Repair
#8, pg. 69

Changes to existing windows or the addition of new windows along a secondary elevation will be considered by the

Staff finds the existing door is minimally visible from the public right of way and is supportive of the proposed modification.

Commission on a case-by-case basis.

Standards for
Rehabilitation
#10, pg. 59

While it is acceptable to use salvaged materials as in-kind replacement, 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.

The plans show the existing door will be infilled below the new window sill with brick and a wood 2/2 window with true divided lights will be installed. Staff finds that this proposed work will confuse understanding of the evolution of the building and recommends the infill brick be inset from the existing door jambs, and a wood or aluminum clad wood 1/1 window be installed in the altered opening, to clearly differentiate the new work.

Porches,
Entrances &
Doors #8, pg.
71

Do not strip entrances and porches of historic material and details that should be retained in any repair or partial replacement.

The applicant is proposing to remove an existing metal spiral staircase. As this is a modern alteration and not a historic feature, staff is supportive of its removal.

The applicant is also proposing to alter the design of the stairs that access the side porch from the front and rear yards. It is clear that the rear stairs are of modern construction. The 1950 Sanborn map shows no evidence of the stairs or side landing. In addition, these stairs are not visible from the public right of way due to an existing privacy fence. Staff recommends approval of the proposed changes to the rear stairway.

The front stairs are visible from West Grace Street. It is unclear whether the existing stairs from the historic section of the porch are a later alteration or were included in the original design. The applicant proposes to remove the stairs, install a handrail between the existing posts, and extend the porch decking to accommodate the construction of a new set of stairs immediately to the right. Staff recommends the new landing and stairway at the front of the porch be differentiated from the existing construction, details to be submitted to staff for administrative approval.

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

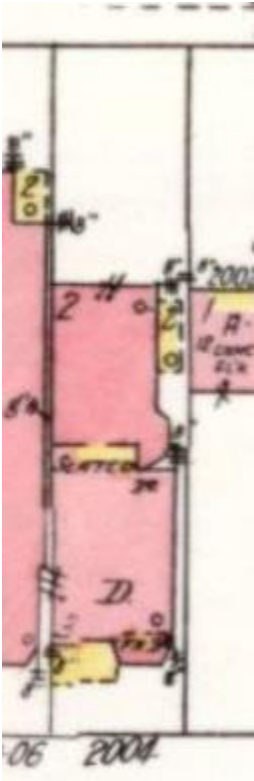


Figure 1. Sanborn Map, 1950



Figure 2. View of side porch from West Grace Street



Figure 3. View of side porch from alley