



Staff Report
City of Richmond, Virginia



Commission of Architectural Review

COA-094566-2021	Final Review	Meeting Date: 7/27/2021
Applicant/Petitioner	Christine Bali	
Project Description	Remove deteriorated side porch and construct a new, 2-story side addition.	
Project Location		
Address: 2704 E. Grace St.		
Historic District: St. John's Church		
High-Level Details: <ul style="list-style-type: none"> The applicant proposes to remove a deteriorated side porch and construct a new, 2-story, 27'6" side addition on a ca. 1908 Colonial Revival house. The existing side porch is deteriorated beyond repair, and is minimally visible from the street and alley. The applicant proposes repointing the brick to construct an addition that will enclose a second interior stair. The applicant proposes a pre-finished metal exterior in "blue gray" with hardwood accents and black aluminum clad wood casement windows. The new side addition will be generally contemporary in design. 		
Staff Recommendation	Approval, with Conditions	
Staff Contact	Emily Routman, Emily.routman@richmondgov.com	
Previous Reviews	None	
Conditions for Approval	<ul style="list-style-type: none"> Applicant choose a material that is in keeping with the guidelines and submit it to staff for review & approval. 	

Staff Analysis

Guideline Reference	Reference Text	Analysis
Standards for New Construction, Siting, #1 pg. 46	<i>Additions should be subordinate in size to their main building and as inconspicuous as possible. Locating additions at the rear or on the least visible side of a building is preferred.</i>	The applicant proposes the addition to be on the east elevation of the building, which is obstructed from view of the public right-of-way.
Standards for New Construction,	<i>Additions should not obscure or destroy original architectural elements.</i>	The existing wooden porch is beyond the point of repair and is minimally visible from the public right-of-way.

<p>Materials & Colors, #1,2&4 pg. 47</p>	<p><i>Materials used in new construction should be visually compatible with original materials used throughout the surrounding neighborhood.</i></p> <p><i>Vinyl, asphalt, and aluminum siding are not permitted for use in City Old and Historic Districts. Other synthetic siding materials with a smooth, untextured finish may be allowed in limited cases, but approval by the Commission is always required.</i></p>	<p>The applicant proposes using a textured, metal siding on the addition. Staff finds that the proposed metal is textured, and thus is not approvable. Staff recommends that the <u>applicant choose a material that is in keeping with the guidelines and submit it to staff for review & approval.</u></p>
<p>Guidelines for Rehabilitation #9</p>	<p><i>New additions, exterior alterations or related new constructed 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></p>	<p>The proposed addition will be constructed of metal and wood, which differentiates itself from the main masonry structure.</p>
<p>New Construction, Form, pg. 46, #1</p>	<p><i>New construction should use a building form compatible with that found elsewhere in the historic district. Building form refers to the specific combination of massing, size, symmetry, proportions, projections and roof shapes that lend identity to a building. Form is greatly influenced by the architectural style of a given structure.</i></p>	<p>Staff finds the overall form of the addition is in keeping with the Guidelines as it is subordinate to the main building and flat roof located beneath the historic roofline.</p>
<p>New Construction, Windows, pg. 49, #1</p>	<p><i>The size, proportion, and spacing pattern of door and window openings on a new addition should follow patterns established by the original building. Windows on most commercial and residential properties have a vertical orientation.</i></p>	<p>The applicant proposes to add vertically-oriented windows on the addition. While this fenestration pattern is generally not in keeping with the main structure, staff finds that these windows are not visible from the public right-of-way. The applicant proposes metal clad wood casement windows with a black finish.</p>

Figures

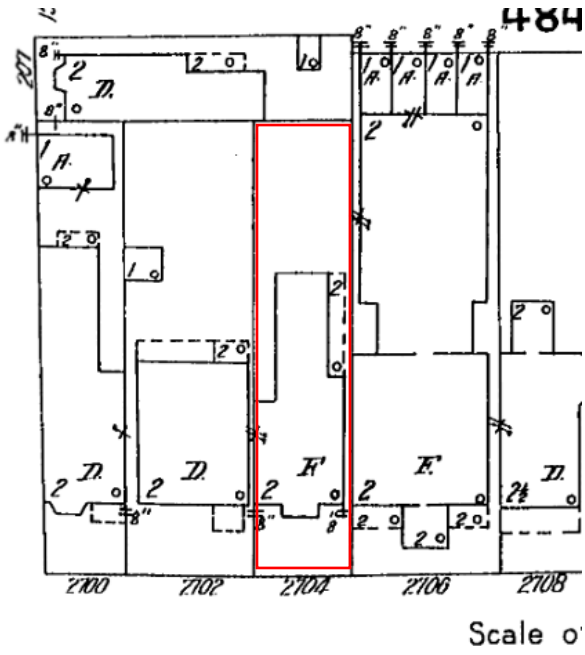


Figure 1. 1924-1925 Sanborn Map



Figure 2. Historic photo from Assessor's office



Figure 3. Existing conditions of porch on 2nd story.



Figure 4. View from under existing deteriorated porch.



Figure 5. View of the rear from the alley.



Figure 6. Photo of the front façade.