



**Staff Report**  
**City of Richmond, Virginia**



**Commission of Architectural Review**

5. COA-121956-2022	Final Review	Meeting Date: 12/20/2022
<b>Applicant/Petitioner</b>	Martin Hedrick	
<b>Project Description</b>	Rehabilitate an existing dwelling and enclose a rear porch.	
<b>Project Location</b>		
<b>Address:</b> 3017 E. Marshall Street		
<b>Historic District:</b> Church Hill North		
<p><b>High-Level Details:</b></p> <p>The existing home is a 2-story Italianate dwelling constructed ca. 1890.</p> <p>The applicant is proposing to construct a new one-story, full-width front porch with a hipped TPO roof supported by 8" square columns.</p> <p>The applicant also proposes to convert a second-story door to a window and to enclose a rear second story side porch. The new window will match the existing second story window.</p>		
<b>Staff Recommendation</b>	<b>Approval, with Conditions</b>	
<b>Staff Contact</b>	Alex Dandridge, alex.dandridge@rva.gov, 804-646-6569	
<b>Previous Reviews</b>	<p>A COA application was reviewed and approved with conditions for this property in July 2019. The scope of work was similar and consisted of removing the two-story, full-width front porch, constructing a new one-story, full-width, covered front porch, and converting a front façade second-story door into a window. The Commission approved the project; the main condition of approval being that the front porch be simple design with plain square posts, as the design of the original front porch in unknown. The Commission also approved the removal of the previous porch as it was deteriorated.</p> <p>City records indicate that the previous, non-original, two-story front porch was unsafe and was removed in November of 2020. No other work approved in the July 2019 proposal was completed.</p> <p>It appears the property was transferred to a new owner in August 2022.</p>	

<p><b>Conditions for Approval</b></p>	<ul style="list-style-type: none"> <li>• Simple 6x6” square posts be used on the front porch rather than the proposed 8” columns with decorative molding.</li> <li>• Rather than converting the existing second-story, front facade door opening into a window, a new opening be created that has the same dimensions as the existing front façade second-story windows and is vertically aligned with the above cornice brackets to better resemble the historic configuration; final design and window specifications submitted for administrative review and approval.</li> <li>• The rear porch enclosure be clad in horizontal wood siding that has a narrower or wider reveal than the original wood siding.</li> <li>• Any additional new gutters and downspouts or repairs to existing be submitted to staff for administrative review and approval.</li> <li>• Chimney repairs be done in accordance with Preservation Brief #2 Repointing Mortar Joints in Historic Masonry Buildings.</li> </ul>
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## Staff Analysis

Guideline Reference	Reference Text	Analysis
<p>Porches, Entrances &amp; Doors, pg. 71</p>	<p><i>5. The entire porch should only be replaced if it is too deteriorated to repair or is completely missing; replacements should match the original as much as possible.</i></p> <p><i>13. Porch enclosures to aid in energy conservation are only appropriate on secondary elevations. Solid materials are not recommended for use in enclosure projects since they can radically alter the historic appearance of a porch. Glass enclosures which reveal decorative porch elements are strongly preferred.</i></p>	<p>While the dwelling does not currently feature a front porch, the most recent porch was removed in November 2020 as it was deteriorated beyond repair. Sanborn maps indicate that the dwelling’s original front porch’s configuration was one-story full-width. Specific design details of the front porch have not been discovered.</p> <p>Staff supports the reconstruction of a front porch.</p> <p>A rear second-story porch is proposed to be enclosed. To tell the visual story of that porch, the applicant is proposing to install 5/4 x 6” trim pieces in the location of existing support posts and banister. Trim pieces mimicking vertical pickets are not being proposed, and the existing pickets are not the original and appear to not be in-keeping with historic designs found in the district.</p>
<p>Reconstruction of Missing Historic Elements Administrative Approval Guidelines</p>	<p><i>The Commission staff may approve a reconstruction of missing elements based on the following criteria: architectural inventory documentation, including assessment records, insurance policies, and historic inventories; and architectural remnants on an attached or adjoining building.</i></p>	<p>The applicant requests permission to reconstruct a one-story front porch. Based on photographic documentation and the 1905 Sanborn Map, it appears that this dwelling has featured a couple front porch designs, the most recent being a two-story porch with decorative spindle work frieze, lace-like brackets, and turned posts.</p>

		<p>Based on documentation, staff believes the house originally had a half-hipped roof and staff recommends approval of this roof form.</p> <p>As submitted the new porch will feature 8" square columns with molding around the capitals and bases. Dwellings of similar design in the district have 6" turned posts. Because the design of the original porch is unknown, and in order to relate to existing designs found in the district, <u>Staff recommends that simple 6x6" square posts be used on the front porch rather than the proposed 8" columns with decorative molding.</u></p>
<p>New Construction, Porches and Porch Details pg. 49</p>	<p><i>1. Porch railings and balustrades are important character-defining features of historic buildings. The proportions of these railings are a significant contributing feature to the appearance of both the individual structure and the character of the entire neighborhood.</i></p> <p><i>5. Porch roofs are encouraged to utilize standing- or flat-lock metal seam roofs that are hand-seamed, or closely approximate hand-seaming.</i></p>	<p>The new porch railings are proposed to be turned pickets. While the design of the original porch is unknown, the most recent configuration of the front porch did have turned posts, and photographic documentation demonstrated that the dwelling that was located at 3019 E. Marshall Street (demolished) had a similar form and featured turned posts. Staff supports the use of turned posts.</p> <p>The porch roof will be a dark TPO material. Staff finds TPO to be an appropriate substitute material for flat-lock metal roofs.</p>
<p>Building Elements, Windows, pg. 69</p>	<p><i>7. Windows should only be replaced when they are missing or beyond repair. Any reconstruction should be based on physical evidence or photo documentation.</i></p>	<p>The applicant proposes to convert a second story front façade door into a window. The new window will fit within the existing width of the existing opening and will match the other front façade windows in height.</p> <p>The existing door opening is not vertically aligned with the above cornice brackets. The existing second-story front façade windows are vertically aligned with the above cornice brackets which is the original configuration. Staff believes that the original window in place of the existing door was likely aligned with the brackets above.</p> <p>Rather than converting the existing second-story, front facade door opening into a window, <u>Staff recommends a new opening be created that is the same dimensions as the existing front façade second-story windows and is vertically aligned with the above cornice brackets to better resemble the historic configuration: final design and</u></p>

		<u>window specifications submitted for administrative review and approval.</u>
Architectural Review Chart, Wood Siding, pg. 6-7, pg. 8	<i>According to the Architectural Review Chart in the Guidelines, Staff has the authority to approve the replacement of wood siding in-kind.</i>	Existing wood siding will be repaired and replaced as needed. Staff recommends that any new wood siding match the original in material and reveal.  The rear porch enclosure will be clad in horizontal wood lap siding. To better differentiate the new enclosure from the main body of the dwelling, <u>Staff recommends that the rear porch enclosure be clad in horizontal wood siding that has a narrower or wider reveal than the original wood siding.</u>  One new casement window will be installed on the rear of the porch enclosure. Staff finds this elevation to be minimally visible (See figure 7).
Commission of Architectural Review Guidelines for Administrative Approval of Gutter and Downspout Installation	<i>The in-kind replacement of gutters and downspouts. Replacement gutters and downspouts must be consistent with the Guidelines and must appear as an exact match, to include having the same profile as the existing gutters and downspouts and be of a comparable material.</i>	New half-round gutters and round downspouts will be installed on the new front porch. Staff finds half-round gutters and downspouts to be compatible with the district.  <u>Information was not provided on existing gutters and downspouts. Staff recommends that any additional new gutters and downspouts or repairs to existing be submitted to staff for administrative review and approval.</u>
<b>Building Elements, Roof, Removal of Elements, pg. 66</b>	<i>10. Original chimneys, skylights and light wells that contribute to the style and character of the building should be retained, as their removal could alter the overall character of the structure</i>	All exterior portions of the existing chimney are proposed to be retained and repaired. <u>Staff recommends that the chimney repairs be done in accordance with Preservation Brief #2 Repointing Mortar Joints in Historic Masonry Buildings.</u>

# Figures



Figure 1.



Figure 2.

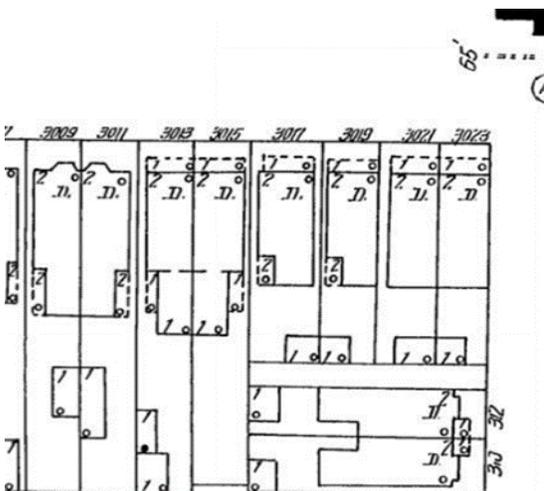


Figure 3. Sanborn map

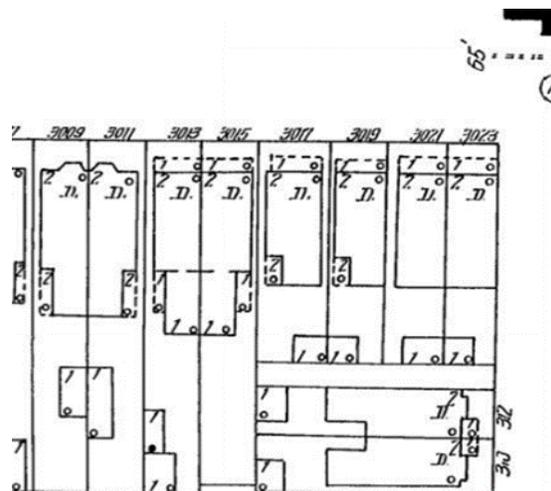


Figure 4. Sanborn map



Figure 5. Front Facade pre-2020



Figure 6. Front Facade December 2022



Figure 7. View of Rear December 2022