

**COMMISSION OF ARCHITECTURAL REVIEW
STAFF REPORT
November 25, 2014 Meeting**

14. **CAR No. 14-137** (S. Traylor)

**2610 E. Grace Street
St. John's Church Old & Historic District**

Project Description:

**Repair/replace front and rear porches
Repair windows
Demolish non-historic rear addition**

Staff Contact:

K. Chen

The applicant requests permission to repair and/or replace elements on both the front and rear porches at a residence located in the St. John's Church Old and Historic District. The application also requests permission to paint previously painted components, repair windows and remove a non-historic addition. A ca. 1970 photograph of the property depicts the front porch with much of its historic material intact.

Staff recommends the approval of the project.

Windows. The owner proposes to repair, reglaze, and paint all of the damaged windows at the property.

Front Porch. The owner proposes to salvage the metal shingles for reinstallation and rebuild the porch roof to more closely match its original configuration as seen in the ca. 1970 photograph and ghosting on the facade. The t&g wood flooring will be replaced in-kind and painted. The existing columns will be repaired and retained and new matching columns will be milled, installed, and painted. The spindle frieze, seen in the ca. 1970 photograph, has been salvaged by the owner and will be re-installed. The owner would like to install a turned balustrade. While there is no evidence to indicate that the porch once had a turned balustrade this treatment was approved by the Commission in 1990. The Commission also approved a Richmond rail at this time. In the ca. 1970 photograph, a sawn baluster is visible on the rear porch. A sawn balustrade would be more in keeping with the turned posts and spindle frieze being restored on the façade.

Roof Cresting. The roof cresting, visible in the ca. 1970 photograph and salvaged by the owner, will be reinstalled.

Rear Porch. The owner proposes to remove the non-historic spiral stair, replace the t&g decking in-kind, clad existing pressure treated material with 1x wood, and to install a Richmond rail on both levels. All wood elements will be painted.

The owner's proposal to repair and retain, or replace in-kind the missing and deteriorated elements of the property meets The Standards for Rehabilitation outlined on page 51 and the additional guidelines for the treatment of porches and entrances, and windows on pages 59-61 of the *Richmond Old and Historic District Handbook and Design Review Guidelines*.

Back Addition. The owner proposes to remove in its entirety a laundry room that was constructed on the rear of the building in the 1970s. The non-historic addition does not contribute to the significance of the building or the district and therefore meets criterion 2 of the Standards for Demolition on pages 72-73 of *Richmond Old and Historic District Handbook and Design Review Guidelines*.

The applicant has not submitted paint colors but may subsequently submit them for review and administrative approval by Commission staff.

It is the assessment of staff that the application is consistent with the Standards for Rehabilitation outlined in Section 114-930.7(b) 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. Staff recommends approval of the porch and window repairs, and the demolition of the rear addition.