

10. COA-060013-2019

PUBLIC HEARING DATE

September 24, 2019

PROPERTY ADDRESS

614 North 27th Street

DISTRICT

Church Hill North

APPLICANT

K. & E. Ricart

STAFF CONTACT

C. Jeffries

Commission of Architectural Review

STAFF REPORT

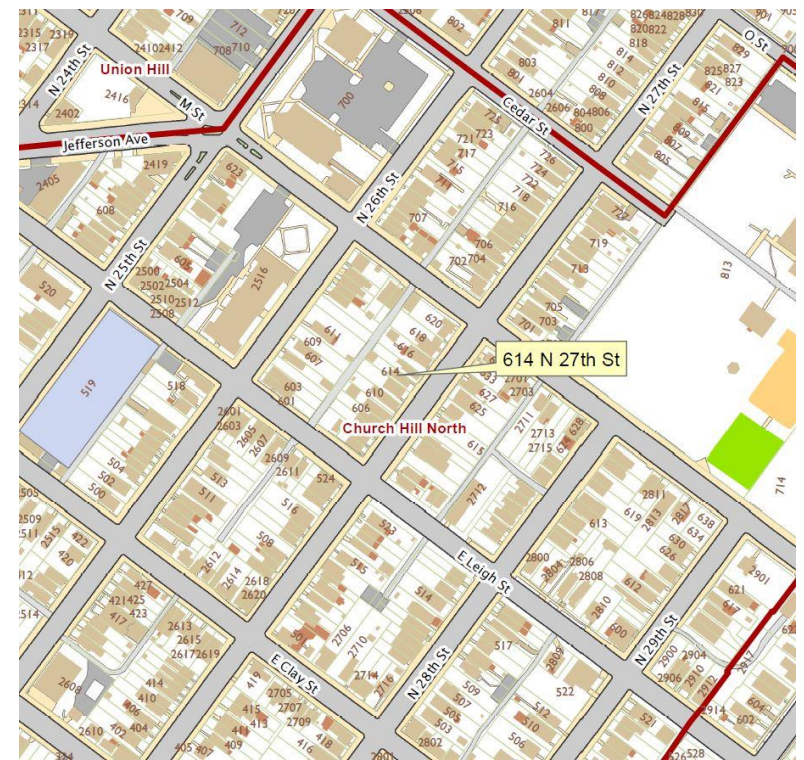


PROJECT DESCRIPTION

Rehabilitate an existing front porch.

PROJECT DETAILS

- The applicant requests approval to rehabilitate the front porch of a 2-story frame Italianate home in the Church Hill North City Old and Historic District.
- The applicant proposes to complete the following work:
 - Replace four columns with fiberglass columns
 - Repair and replace the porch ceiling with new beadboard
 - Replace the front porch railing in-kind to match the existing
 - Repair and paint the porch decking
 - Paint the front door



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STAFF RECOMMENDATION

APPROVE WITH CONDITIONS

PREVIOUS REVIEWS

The rehabilitation of the building was approved by the Commission in June of 2016. The work was completed by a previous owner.

STAFF RECOMMENDED CONDITIONS

- The historic columns remain in place and be repaired and repainted.
- The existing beadboard be removed. If the historic porch ceiling is not existing beneath the beadboard, staff recommends a new tongue-and-groove ceiling that matches the 2016 photograph be installed.
- The applicant investigate the source of the water infiltration and work with staff to develop a plan to address any drainage issues, to include roof, gutter or downspout repair or replacement.
- The decking be cleaned by the gentlest means possible with a low-pressure wash. Any damaged boards should be replaced in-kind with new wood tongue-and-groove.

STAFF ANALYSIS

Standards for Rehabilitation, pg. 59 #6	<i>Retain original entrances and porches including doors, frames, fanlights, sidelights, steps, balustrades, pilasters, entablatures, columns and decorative features.</i>	The <i>Guidelines</i> recommend repair and in-kind replacement of damaged elements. Staff notes that the two outer columns show signs of rot but the application does not contain sufficient evidence to support the replacement of all four historic columns. Staff recommends the columns be stripped and repainted and rotten sections be replaced with sound wood or repaired with epoxy. <u>Staff recommends the historic columns remain in place and be repaired and repainted.</u>
Standards for Rehabilitation, pg. 59 #7	<i>Repair damaged elements instead of replacing them. Use materials that match the original in type, or use physically and chemically compatible substitute materials that convey the same appearance as the surviving elements or sections.</i>	The applicant is proposing to replace the original wood columns with fiberglass tapered round Tuscan columns. The proposed columns do not replicate the existing design and staff was unable to determine whether the proposed columns match the dimensions of the existing columns. Staff questions whether it is appropriate to replace the four most visible columns with a modern material that does not replicate the appearance of painted wood. In addition, the owner wishes to maintain the consistent appearance of the columns, however the proposed columns do not replicate the historic design.
Paint, pg., 63 #6	<i>Doors and shutters can be painted a different color than the walls and trim.</i>	The proposed door color is consistent with the Commission's paint palette.
Porches, Entrances & Doors, pg. 71 #5	<i>The entire porch should only be replaced if it too deteriorated to repair or is completely missing; replacements should match the original as much as possible.</i>	The applicant wishes to replace the current porch ceiling, which is sagging. Staff notes that the material installed as part of the most recent renovation was not the proper material for a porch roof. Photographs from 2016 indicate that the ceiling was previously wood tongue-and-groove running perpendicular to the wall. <u>Staff recommends the existing beadboard be removed. If the historic porch ceiling is not existing beneath the beadboard, staff recommends a new tongue-and-groove ceiling that matches the 2016 photograph be installed.</u>
Porches, Entrances & Doors, pg. 71 #8	<i>Do not strip entrances and porches of historic material and details that should be retained in any repair or partial replacement.</i>	Staff finds that the pictures submitted with the application indicate that the porch railings are in disrepair. Staff notes that a picket is missing but does not see evidence of extensive disrepair or rot. <u>Staff recommends the existing railing be selectively repaired in-kind with new wood, stripped and repainted.</u>
Maintenance and Repair, Wood, pg. 91	<i>The repair of leaking roofs, gutters and downspouts will mitigate problems associated with excessive moisture.</i>	The application indicates that the porch has experienced water damage. <u>Staff recommends that the applicant investigate the source of the</u>

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Maintenance and Repair, Roofs, pg. 96

Cleaned and free-flowing gutters and downspouts will ensure that water and debris do not collect and cause damage to the roof fasteners, sheathing, and underlying structure.

water infiltration and work with staff to develop a plan to address any drainage issues, to include roof, gutter or downspout repair or replacement.

Maintenance and Repair, Paint, pg. 95

Use the gentlest means possible to scrape away loose, peeling paint to the next sound layer. Hand scraping and sanding are the preferred techniques for wood...

The application states that the porch decking will be pressure washed, repaired and repainted. As pressure washing can damage historic material, staff recommends the decking be cleaned by the gentlest means possible with a low-pressure wash. Any damaged boards should be replaced in-kind with new wood tongue-and-groove.

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. Front porch, September 2019



Figure 2. Front porch, May 2016