

## 2. COA-057055-2019

PUBLIC HEARING DATE

July 23, 2019

PROPERTY ADDRESS

3017 East Marshall Street

DISTRICT

St. John's Church

# Commission of Architectural Review

## STAFF REPORT



APPLICANT

S. Benslimane

STAFF CONTACT

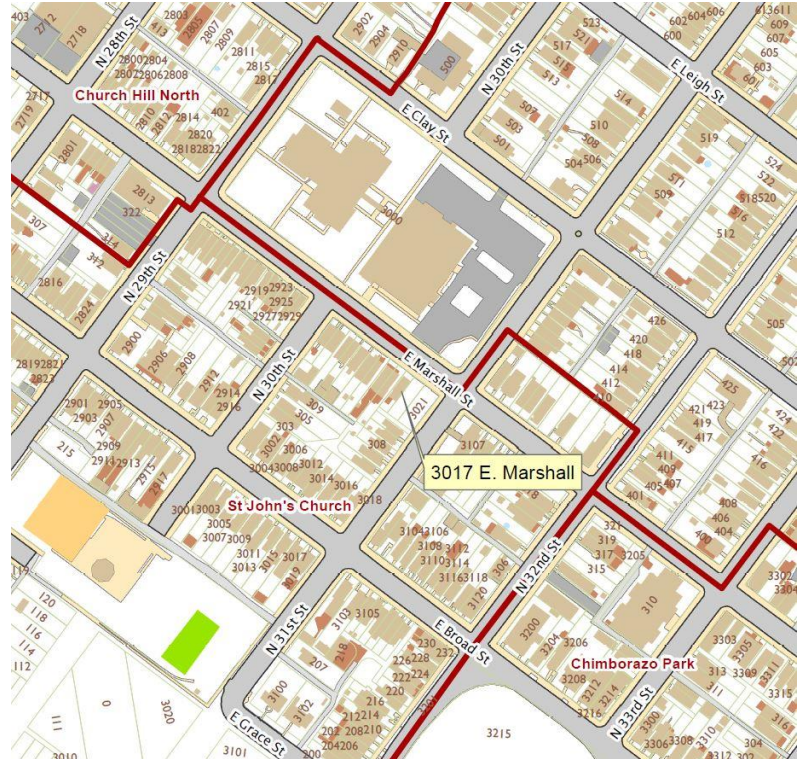
C. Jones

### PROJECT DESCRIPTION

**Demolish an existing two-story front porch, construct a one-story front porch, and convert a second-story door into a window.**

### PROJECT DETAILS

- The existing home is a 2-story Italianate dwelling constructed ca. 1890.
- The applicant is proposing to remove a deteriorated, two-story porch and replace it with a one-story porch.
- The new porch will have a half-hipped metal roof supported by Tuscan style columns. Decorative details include dentils below the roof line and a turned balustrade.
- The applicant also proposes to convert a second-story door to a window. The new window will match the existing second story window.



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### STAFF RECOMMENDATION

**APPROVE WITH CONDITIONS**

### PREVIOUS REVIEWS

None.

### STAFF RECOMMENDED CONDITIONS

- Staff recommends that during the demolition phase of the project, if any physical evidence is revealed which indicates the historic location and configuration of the roof profile that staff can administratively approve the roof form based on this evidence.
- The columns be simple square, full-length posts and that no other decorative details, such as the proposed dentils, be utilized.
- The roof material specifications, including the seaming details, be submitted to staff for review and approval.

- The new second story window sill and header be aligned with the existing second story windows.
- The diagonal window pattern for the new window be true or simulated divided light and the specifications be submitted to staff for review and approval.
- Any replacement siding should have a smooth finish without a bead and match the existing in terms of profile, reveal, and color.

### STAFF ANALYSIS

Porches, Entrances & Doors, pg. 71	<i>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>	Staff has visited the property and has confirmed that the porch is greatly deteriorated and is currently being held in place with temporary bracing. Staff recommends the existing porch be removed.
Reconstruction of Missing Historic Elements Administrative Approval Guidelines	<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>The applicant requests permission to reconstruct a one-story porch. The applicant has provided photographic documentation which indicates the current columns and decorative details are not original to the building. Based on Sanborn map and historic photographic documentation staff believes the house originally had a half-hipped roof and staff recommends approval of this roof form. Staff further recommends the columns be simple square, full-length posts and that no other decorative details, such as the proposed dentils, be utilized.</p> <p><u>Staff recommends that during the demolition phase of the project, if any physical evidence is revealed which indicates the historic location and configuration of the roof profile that staff can administratively approve the roof form based on this evidence.</u></p>
New Construction, Porches and Porch Details pg. 49	<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 applicant proposes to utilize a turned baluster with a top and bottom rail. Staff recommends approval of this railing.</p> <p>The applicant proposes to utilize a low-seam metal roof. <u>Staff recommends approval of the metal roof with the condition that the roof specifications, including the seaming details, be submitted to staff for review and approval.</u></p>
Building Elements, Windows, pg. 69	<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>	The applicant proposes to remove the existing door on the second story and convert it to a window to match the current diagonal mullion pattern. <u>Staff recommends approval of this request with the condition that the diagonal pattern be true or simulated divided light and the specifications be submitted to staff for review and approval.</u>

It is the assessment of staff that with the conditions noted 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

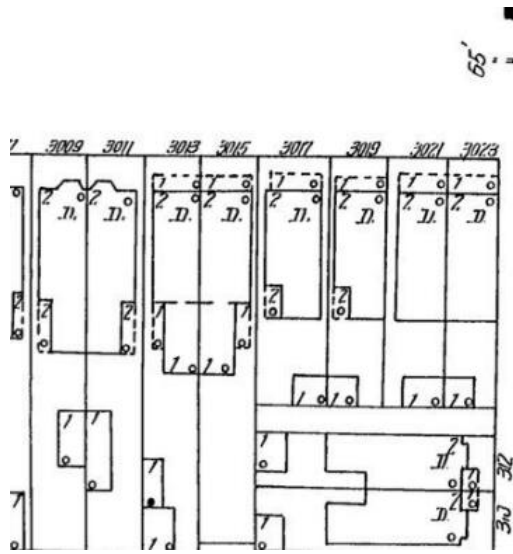


Figure 1. Sanborn Map, 1905

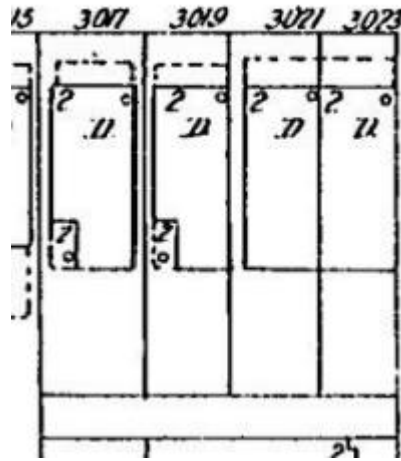


Figure 2. Sanborn Map, 1925-1952



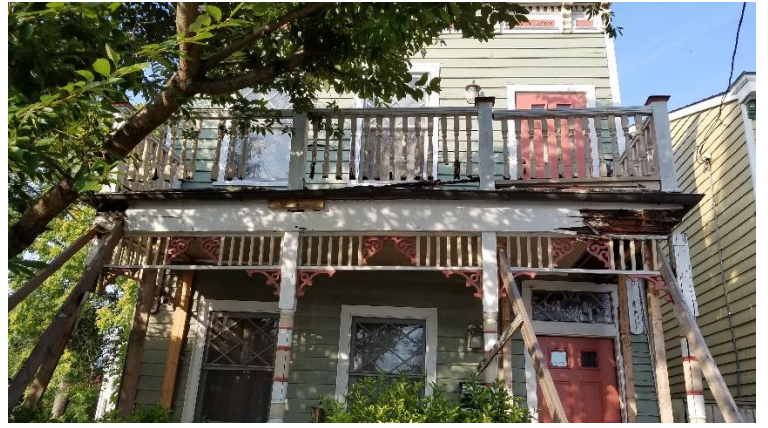
Figure 3. 3017 East Marshall, assessor card ca. 1934.



Figure 4. 3019 and 3017 East Marshall Street, 1977.



*Figure 4. 3017 East Marshall Street, current conditions.*



*Figure 5. 3017 East Marshall Street, current conditions.*