

**COMMISSION OF ARCHITECTURAL REVIEW
STAFF REPORT
February 24, 2015 Meeting**

12. **CAR No. 15-015** (W. Watson) **2913 East Marshall Street
St. John's Church Old and Historic District**

Project Description: **Restore fenestration, stucco façade,
construct front porch and rear balcony**

Staff Contact: **J. Hill**

The applicant seeks approval for the rehabilitation of a two-story residence in the St. John's Church Old and Historic District. The applicant proposes to remove the "Permastone" siding, stucco and paint the façade. Restore the full length windows on the façade and install new 1/1, aluminum clad sash. Remove a non-historic porch and construct a new front porch. Construct a new rear second floor balcony. The stucco will be painted a color which is similar to those found on the color palette created by the Commission to help staff approve paint colors.

When making their site visit, staff observed that exterior work has commenced without staff or Commission approval and with permits for "Interior Work Only." Sections of the "Permastone" siding have been removed, the rough openings for the façade windows have been created, and some has been stucco applied. The non-historic front porch has been removed and new concrete steps and a low curb enclosing the front yard have been poured.

Staff recommend approval of the project with conditions. The proposed work to restore the façade windows and construct the rear balcony are consistent with the Standards for Rehabilitation with the condition that Richmond rail be installed and the balcony and structure be painted or opaquely stained. Additional drawings for the front porch and stucco specifications are requested prior to the approval of these items.

Windows. The first story façade windows were previously replaced with a three-part picture window and the owner proposes to restore the size and placement of the full length windows based on the precedence of the adjacent properties. New 1/1, aluminum-clad sash will be installed. This treatment is compatible with the Standards for Rehabilitation found on page 55 and the Design Guidelines for windows found on pages 65-66 of the *Richmond Old and Historic Districts Handbook and Design Review Guidelines*.

Rear Balcony. The owner proposes to construct a new rear balcony on the second story at an existing door opening. The proposed balcony is on a secondary elevation with limited visibility from the public right-of-ways and will

meet the Design Guidelines for Porches, Entrances and Doors on pages 67-68 of the *Richmond Old and Historic Districts Handbook and Design Review Guidelines* if Richmond rail is installed and the balcony and structure are painted or opaquely stained.

Front Porch. The owner has removed the non-historic front porch and proposes to install a new porch similar to ones found on adjacent houses. Photographs of porches that will serve as the prototype for the proposed new porch were included with that application but the drawings provided with the application are not sufficient to determine if the proportions and details will be executed as suggested.

Stucco. The proposed removal of the “Permastone” siding has commenced and the process of removal has damaged the underlying brick. Stucco is an appropriate repair as it will protect the compromised brick. However, no information was provided about the type of stucco and methods of application.

Therefore, provided the applicant provides the additional information requested, regarding the front porch details and the stucco, staff recommend approval.

It is the assessment of staff that, with the conditions above, 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.