



# COMMISSION OF ARCHITECTURAL REVIEW

## APPLICATION / CERTIFICATE OF APPROPRIATENESS

**PROPERTY** (Location of Work)

Address 1208 W Franklin St., Richmond, VA 23220  
 Historic District Monument Ave.

**PROPOSED ACTION**

- Alteration (including paint colors)       Rehabilitation       Demolition  
 Addition       New Construction (Conceptual Review required)  
 Conceptual Review       Final Review

**OWNER**

Name Thomas Schaaf  
 Company \_\_\_\_\_  
 Mailing Address 1209 W Franklin St Apt A  
Richmond, VA 23220  
 Phone 804-506-0680  
 Email TGSCHAAF@COMCAST.NET  
 Signature [Signature]  
 Date 3-2-17

**APPLICANT** (if other than owner)

Name \_\_\_\_\_  
 Company \_\_\_\_\_  
 Mailing Address \_\_\_\_\_  
 Phone \_\_\_\_\_  
 Email \_\_\_\_\_  
 Signature \_\_\_\_\_  
 Date \_\_\_\_\_

**ACKNOWLEDGEMENT OF RESPONSIBILITY**

**Requirements:** A complete application includes all applicable information requested on checklists to provide a complete and accurate description of existing and proposed conditions. Preliminary review meeting or site visit with staff may be necessary to process the application. Owner contact information and signature is required. Late or incomplete applications will not be considered.

**Zoning Requirements:** Prior to CAR review, it is the responsibility of the applicant to determine if zoning approval is required and application materials should be prepared in compliance with zoning.

**Compliance:** If granted, you agree to comply with all conditions of the COA. Revisions to approved work require staff review and may require a new application and CAR approval. Failure to comply with the COA may result in project delays or legal action. The COA is valid for one (1) year and may be extended for an additional year, upon written request.

(Space below for staff use only)

Application received:

Date/Time

By

ECE VED

MAR 03 2017

11:36am

Complete     Yes     No

Mr. & Mrs. Thomas G Schaaf  
1208 W Franklin St Apt A  
Richmond, VA 23220

March 3, 2017

Division of Planning and Preservation  
900 E Broad Street  
Room 510  
Richmond, VA 23219

Dear Ms. Pitts:

I am the owner of 1208 W Franklin St, Richmond, VA 23220. I am applying for a Certificate of Appropriateness for the reconstruction of a historic porch, the replacement of dilapidated French doors leading to that porch, reconstruction of the historic widow's walk on top of the house, and reinstallation of the original front fence. I have a number of attachments and pictures I will reference in the sections below. The first two projects were completed for safety reasons. The doors that had no way to be secured and were leaking water into our home. Since the front doors could blow open, we were concerned that our grand-daughter, us, our guests, or our dogs would fall off the deck unless a railing was installed ASAP. As you will see below, great care was taken to ensure we were following the original plans and the Prairie styling of the house.

1. Original Plans – Our home was built in the Prairie style in 1923 by two heiress widows as a Duplex. The plans for the house are on file at the Library of Virginia. Attachment 1 shows the Front Elevation of the House. Attachment 2 shows a blow-up of the side elevation of the front porch. It is very important to note that one major design adjustment was made to the house during construction, not shown on the plans. The plans show the front second floor windows as casement windows. Those were not the windows installed at construction. Rather they installed double hung windows with no grids on top or bottom (See Picture 1). Our understanding is that this change was made to better match the Prairie Style and the windows on the first floor. Thus our objective is to restore the house to the original plans, but in keeping with the Prairie Style adjustments made during construction.
2. French Door Replacement – As I stated up front, the doors opening to the deck when we purchased the house were completely dilapidated. In addition, they were not the original doors on the house. They had been cut down and installed into smaller opening than they were designed for. So the frames had no strength. This led to the wood frames being rotted. Because they were cut to fit, there was no way to add door knobs or locks that would keep intruders out. The only security on the doors were peg locks at the bottom that were screwed into rotted wood. The doors frequently blew open in high winds, leaked water profusely when it rained, and let hot and cold air pour in the house. Since the doors weren't original and they were falling apart, replacement was the only option. We selected to single French Door and transom package to ensure security and longevity. We specifically selected the doors and transom to not have grids to be in keeping with the windows on the rest of the front façade. Had there been casement windows, or windows with grids, we would have selected the door and transom to match. By selecting a single unit, we were able to get it built to exactly fit the opening left by the old doors without making any structural change to the house. See Attachment 3 for Specifications and Picture 10 for a picture. Since the old doors opened in, we had the new doors open in as well. The trim installed around the doors was made to match the windows and original doors.

3. Front Porch Reconstruction – The house was originally built with a front porch. See Picture 8 which shows the ghosting from the original railing. Thus we reconstructed a missing historic porch to the exact same dimensions as the original plan (See Attachments 1 & 2) with one exception. The drop top rail design in the original plan would not meet code nor modern safety standards. I would not have felt comfortable with such a short rail. So we studied what other owners did on Monument Avenue and decided to closely follow the design of two railings in the 1700 block of Monument. (See Pictures 11 & 12). In both cases, they extended the architectural features of the posts across the top of the rail. This provides for exceptional strength and beauty. They also used the same square pickets as found on our original house plans (Attachments 1 & 2). Thus making the adjustment to the top rail allowed us to meet code, remain consistent with the Prairie Styling of the house, the house plans, and in keeping with the other houses on Monument Avenue. You can see the before and after comparisons by looking at Pictures 1 and 2. Pictures 3 & 4 show the side views from the street. Pictures 5, 6 and 7 show the extraordinary routing and trim details added to ensure this porch looked like it was handcrafted in 1923. All framing was done with pressure treated wood, bolted to the house. All visible porch and railing materials other than the pickets are PVC or resin. Thus this deck is going to outlive me by many many decades and maintain its beauty and strength for 100 years. As requested, we have not completely finished the deck. Picture 9 shows the posts caps we have already to paint and install. The original plan (Attachment 2) shows finials and I have a matching set ready to install. You can see in the picture that we cut one in half so the finials will be on all posts include the half posts attached to the brick wall.
4. Widow's Walk Reconstruction - As is seen on the Original Plan Front Elevation in Attachment 1, there is a widow's walk at the top of the roof. Both Pictures 1 and 2 show that the supports for that widow walk still protrude from the roof. We would like approval to rebuild that widow's walk to its original specifications, but using the exact same design as the railing on the front porch so they will match exactly.
5. Front Yard Fence – We would like to reinstall the original fencing that protected the front courtyard of the house. Our plan is to reuse portions of the exact same fence that currently are between our house and 1210 W Franklin (See picture 13). Thus it will be an exact match to what was originally there. You can see where the fencing was previously installed in Picture 14 where the "Ghost" supports are sticking out of the concrete in front of the house. We will install matching gates made of aluminum with electronic keypad locks. All fencing and gates will be painted black.
6. Color Selection – We matched the color of the trim from what we found thru stripping to be the original color of the trim. Over the years, some locations around the house maintained in that color while others were painted with different colors. We have now restored all areas to the original beige color. The original trim color is one of your historically approved colors.
7. Conclusion – We are 100% committed to ensuring that our home is abiding by the covenants of the Monument Avenue Historical District by following as closely as we can to the original plans and maintaining the Prairie styling of the home. We have now completely refurbished the front of our house where squirrels had eaten away the wood trim and the built in gutters were leaking into the walls. I believe the results of our work when looking at Pictures 1 versus 2 speak for themselves. The original odd-sized French doors with grids looked out of place surrounded by windows with no grids, and the roof over the front door looked naked with no railing on top, especially with doors opening onto it. I think you'll agree that our front porch is now a stunning example of how a restoration can be made to look old, but built out of modern materials that will withstand the test of time. I want my porch to look as good in 50 years as it does today, and I'm confident it will. Please drop by and take a look, it really is awesome.

8. Request – Please approve our Certificate of Appropriateness for (1) our French doors, (2) front porch including attachment of the finials, (3) the widow's walk restoration, and (4) front fence reinstallation.

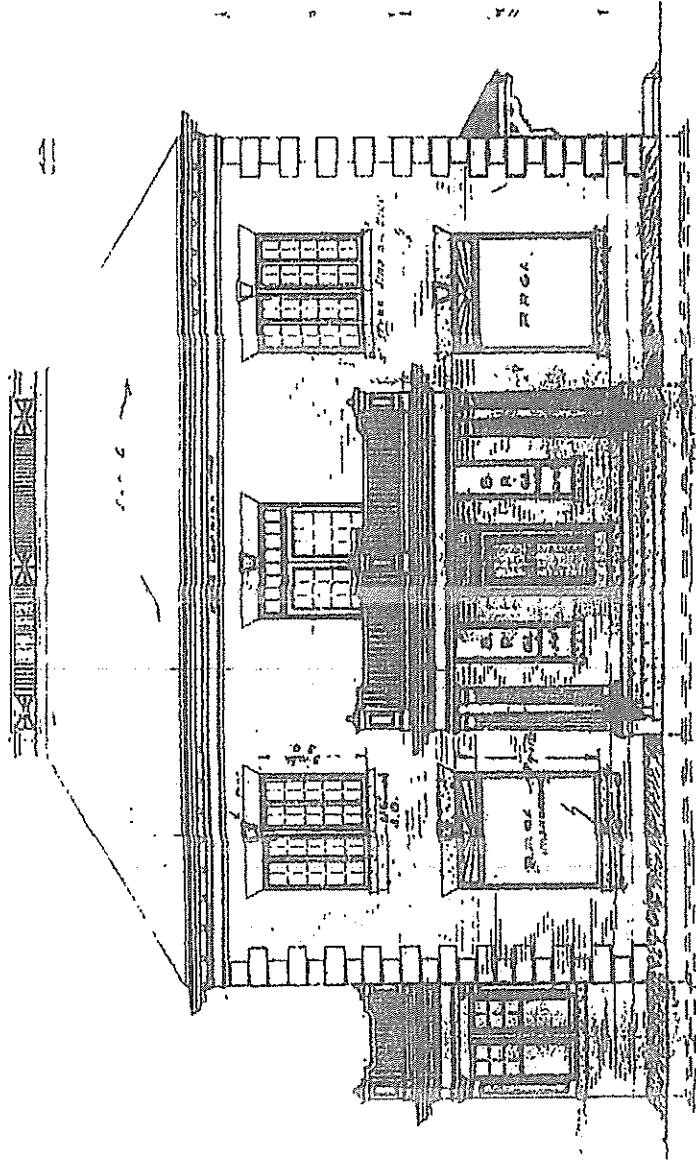
Please don't hesitate to call or contact me if you have any questions. Thank you for your time and consideration.

Sincerely Yours,

A handwritten signature in black ink, appearing to read "Thomas G. Schaaf". The signature is fluid and cursive, with the first name "Thomas" being the most prominent.

Thomas G. Schaaf  
804-506-0680  
tgschaaf@comcast.net

Attachment I - Original Plan Front Elevation



FRONT ELEVATION

SCALE 1/8" = 1'-0"

4

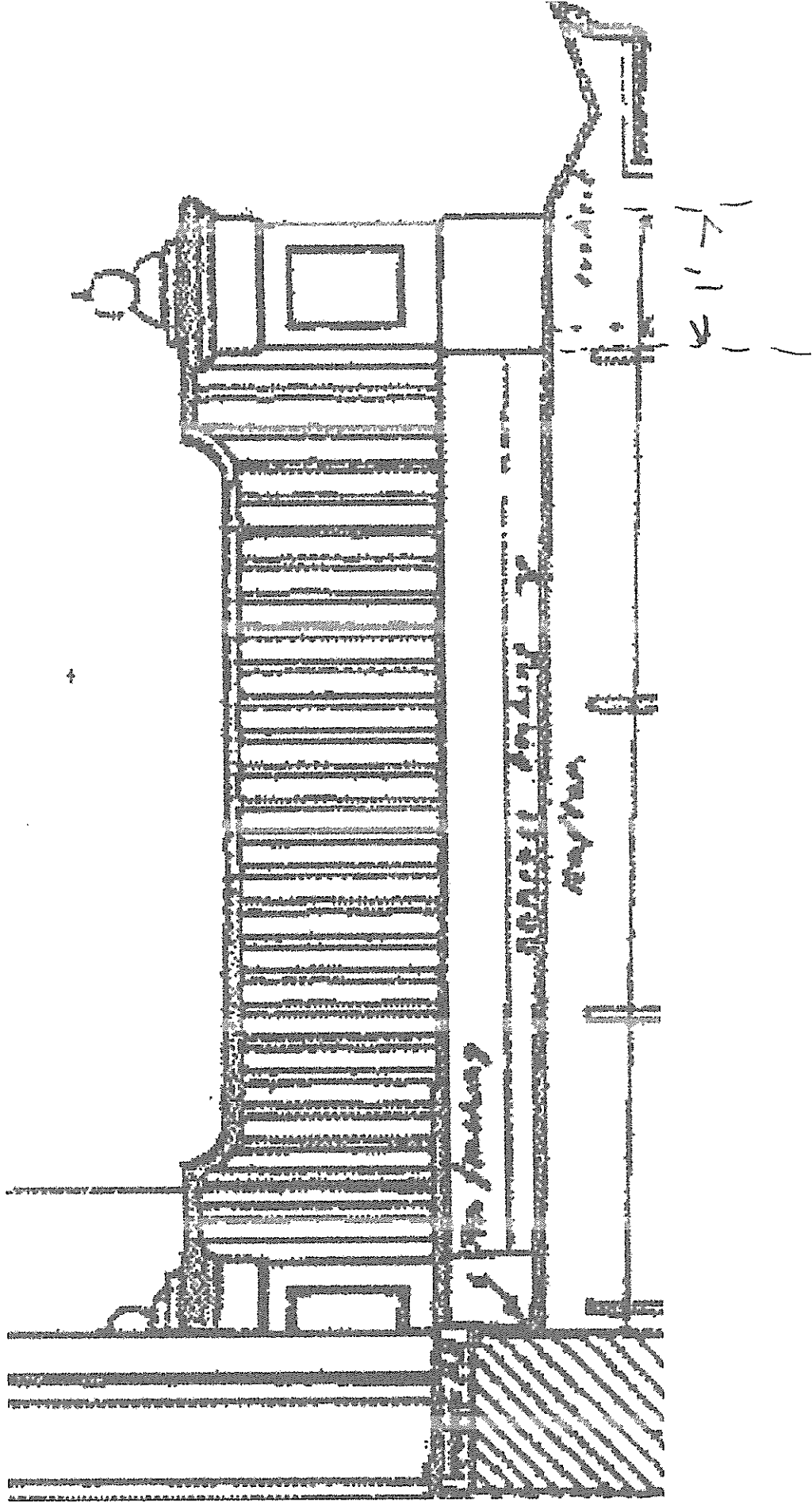
PLAN of RESIDENCE

LOCATED

NEAR FRANKLIN,  
MONTGOMERY VA. SCALE 1/8" = 1'-0"

1-2-06

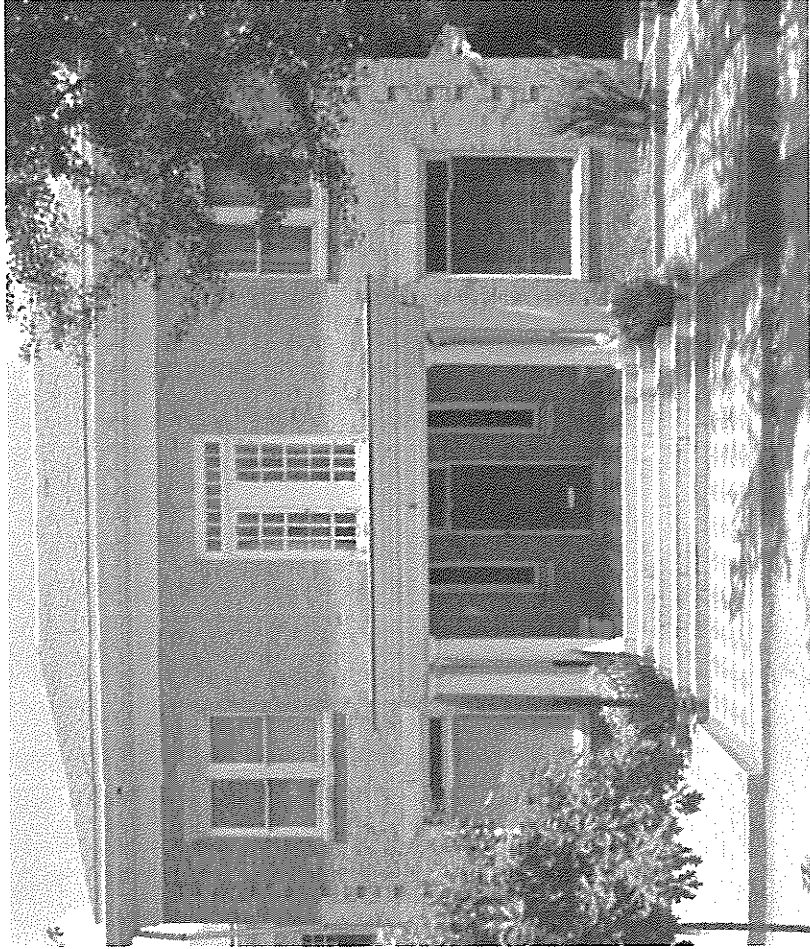
Attachment 2 - Side Elevation Plan For Front Porch



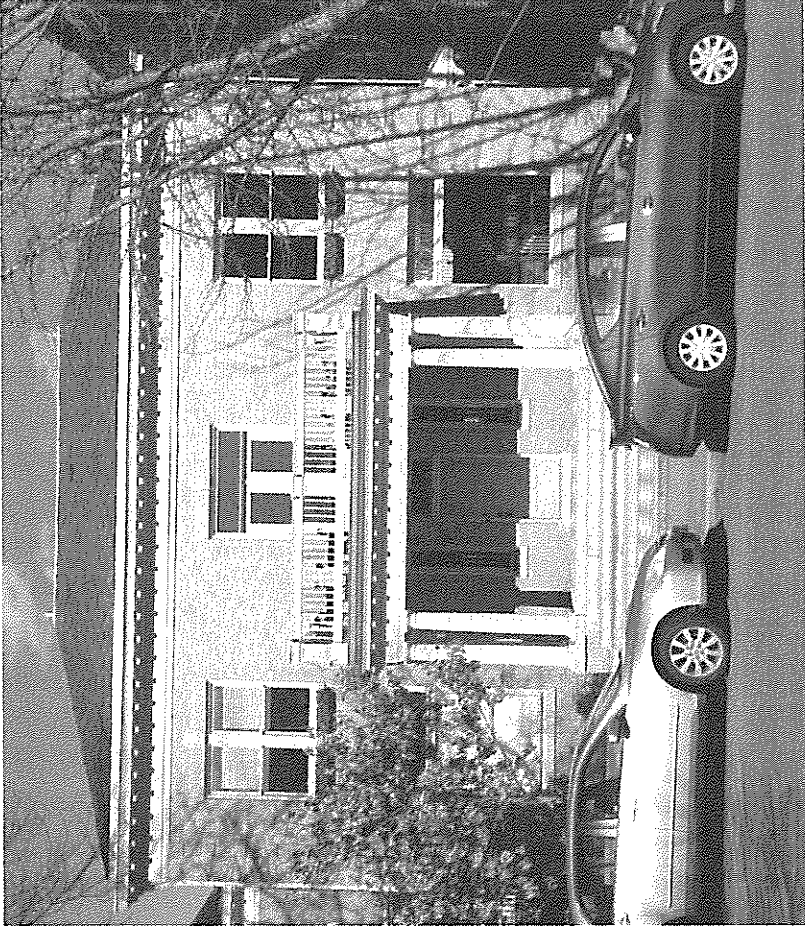
### Attachment 3 – Specifications for French Door and Transom Unit

R.O. = 71-1/4 X 100 FRENCH DOOR 824.73  
UNIT, W/ TRANSOM, FULL VIEW ONE  
LITE DOORS AND TRANSOM, LH  
INSWING, SMOOTHSTAR, 4-9/16  
FRAMESAVER JAMB, NO BRICKMOLD,  
2+2 BORE, BRASS HINGES  
\*ACTUAL UNIT SIZE = 70-9/16 X  
99-1/2\*



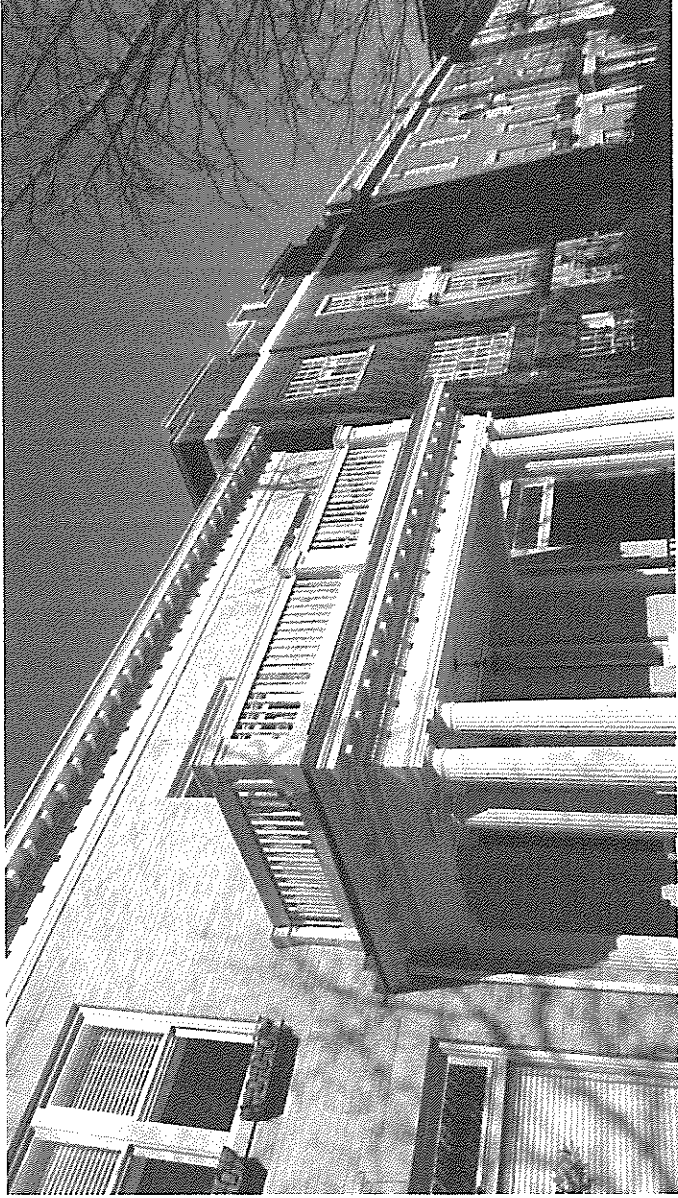


Picture 1 — Front Façade before Restoration

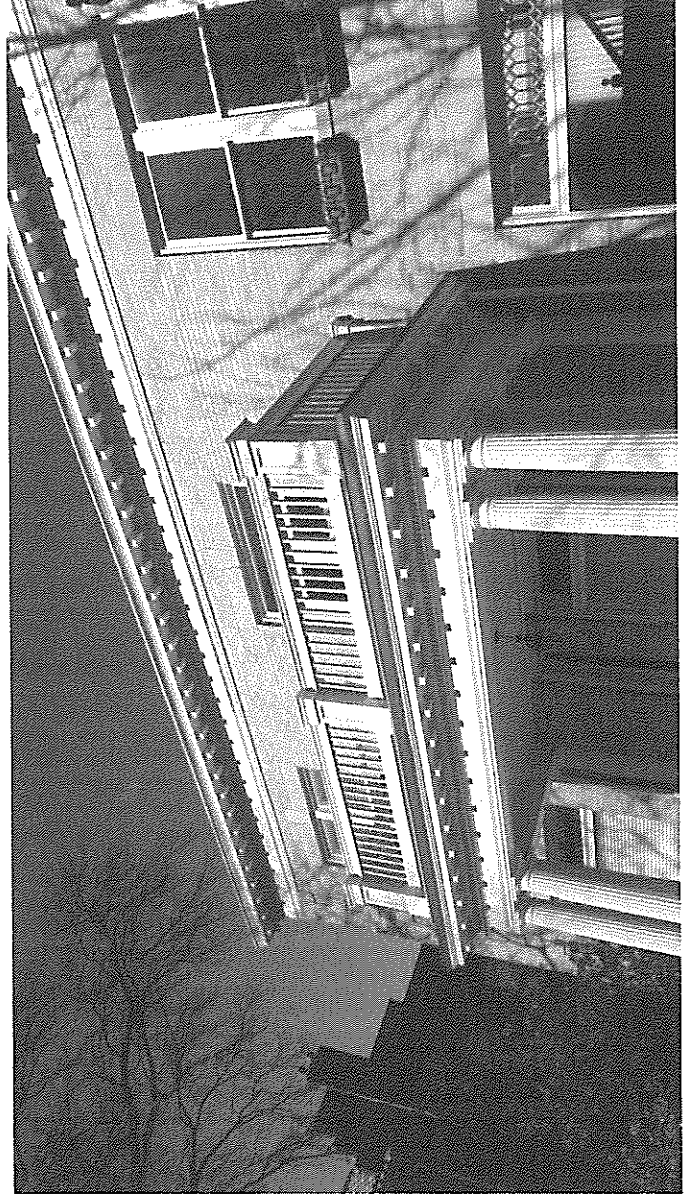


Picture 2 — Front Façade after Restoration





Picture 3 – Porch from left side



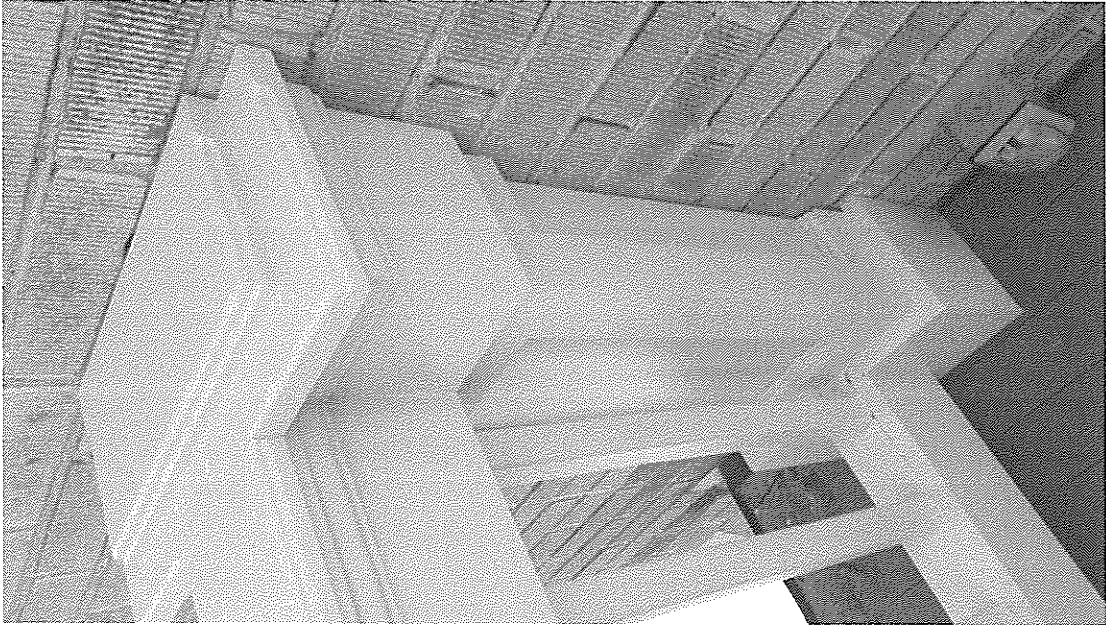
Picture 4 – Porch from right side



Picture 5 – Center Post

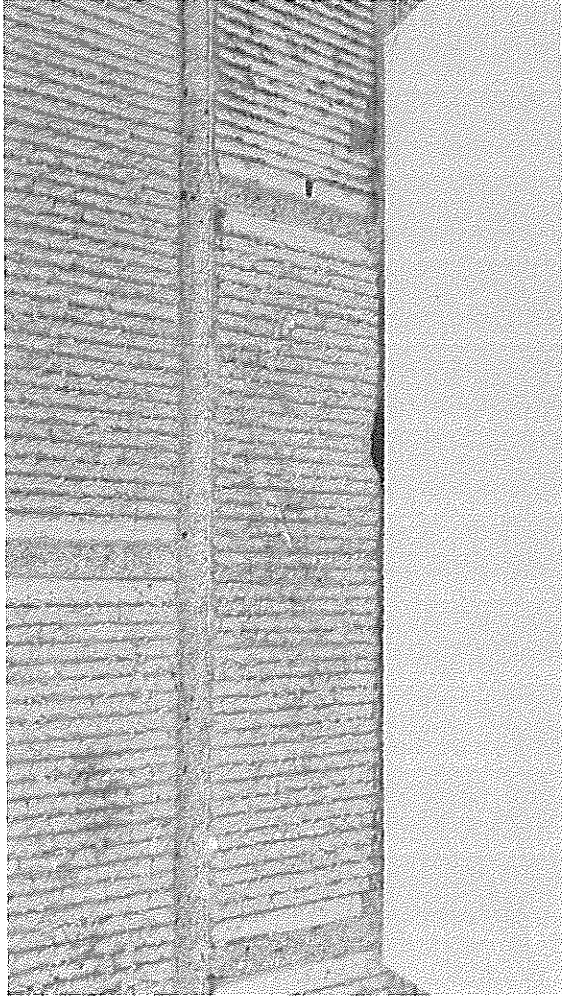


Picture 6 – Corner Post

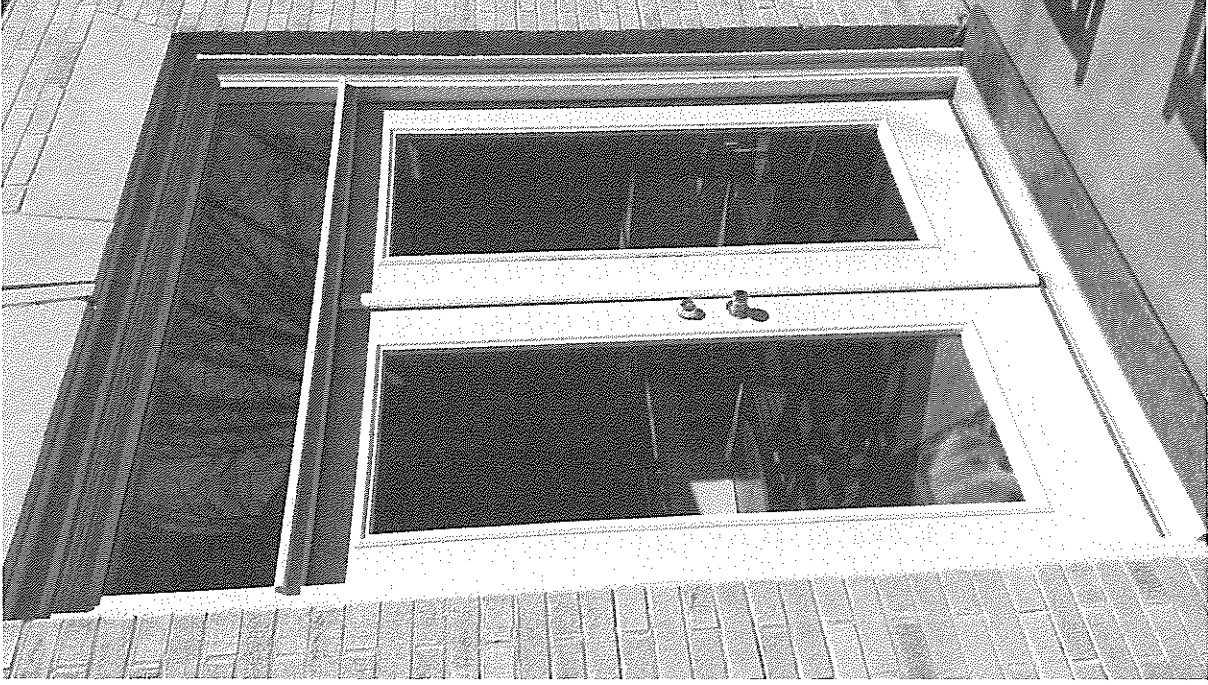


Picture 7 – End Post

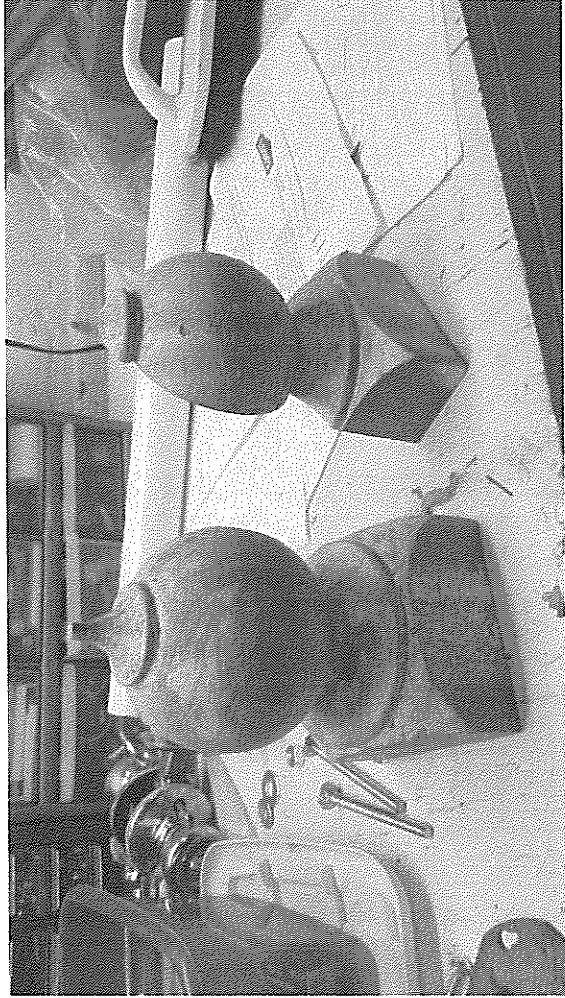




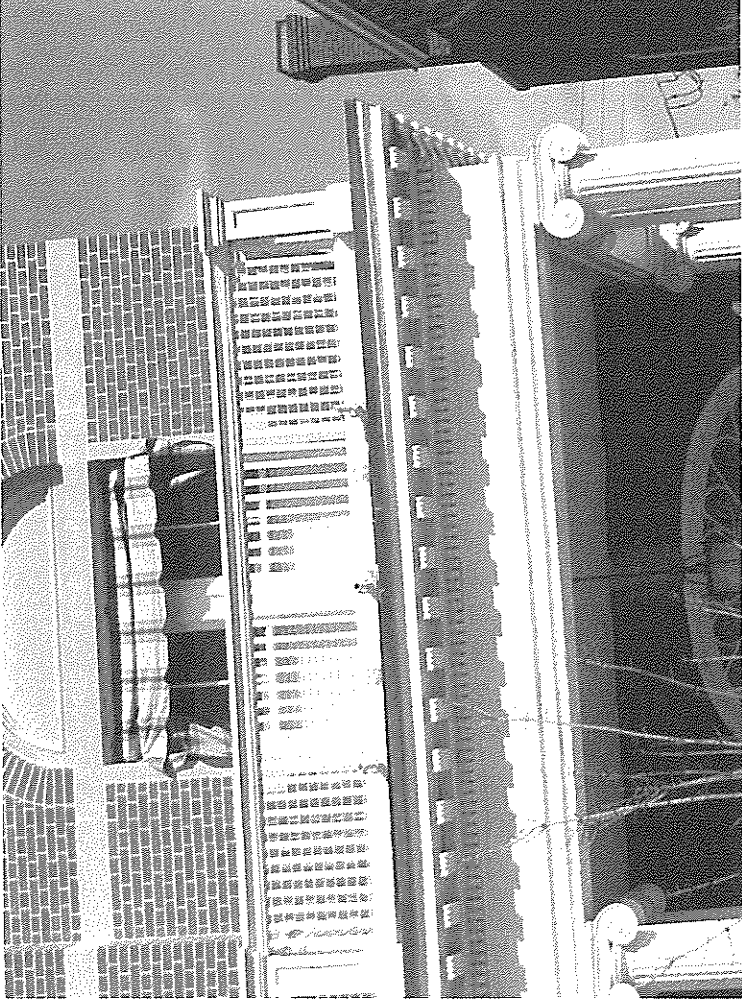
Picture 8 – Ghost Image of Railing



Picture 10 – French Doors



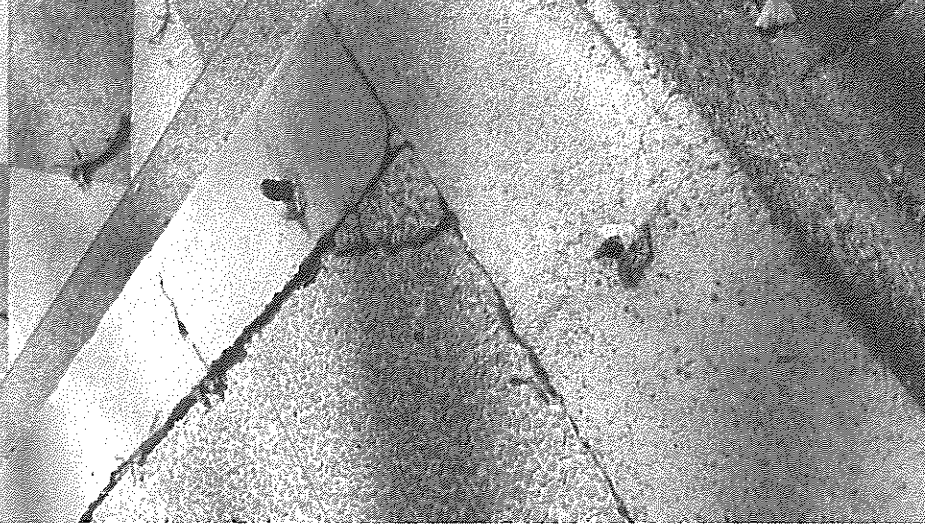
Picture 9 -- Post Caps yet to be installed



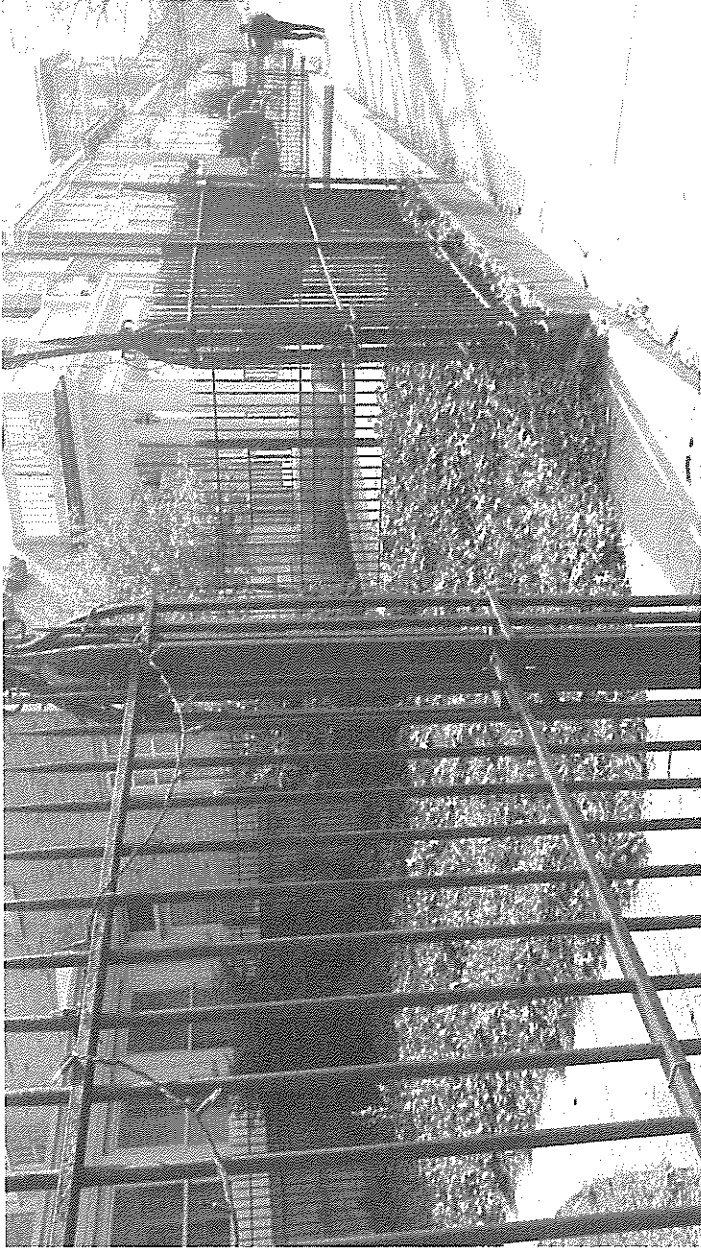
Picture 11 – Example 1 of railing on Monument Ave



Picture 12 – Example 2 of railing on Monument Ave



Picture 14 – Ghost Supports in the  
concrete for attaching the fence



Picture 13 – Fencing in front of 1206, 1208 and 1210 W Franklin