

2. COA-063226-2019

PUBLIC HEARING DATE

November 26, 2019

PROPERTY ADDRESS

416 West Clay Street

DISTRICT

Jackson Ward

APPLICANT

M. Robinson

STAFF CONTACT

C. Jeffries

Commission of Architectural Review

STAFF REPORT



PROJECT DESCRIPTION

Reconstruct a front porch and reinstall cast iron posts and railing.

PROJECT DETAILS

- The applicant proposes to reconstruct the missing front porch of a two-story brick Italianate home in the Jackson Ward City Old and Historic District.
- The applicant plans to reconstruct the porch roof and deck to match the adjacent home at 414 West Clay Street, and reinstall the ironwork that was removed from the building and stored.
- This application is the result of a maintenance code enforcement action.



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STAFF RECOMMENDATION

APPROVE WITH CONDITIONS

PREVIOUS REVIEWS

None.

STAFF RECOMMENDED CONDITIONS

- The front porch roof profile be designed to match the ghosting on the façade, as well as the front porch roof at 414 West Clay Street.
- The metal roof be flat-lock or hand-seamed.
- The new porch include a box gutter and the applicant submit additional information for administrative approval.
- If any additional exterior work is required, the applicant work with staff to ensure the work is consistent with the Commission's Standards for Rehabilitation and submit an additional application for a Certificate of Appropriateness as necessary.

STAFF ANALYSIS

Building Elements, Porches, pg. 71 #5

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.

The front porch has been missing since at least 2007. The Jackson Ward Historic District book, published by the Department of Planning and Community Development in 1978, notes that 414 and 416 West Clay Street are identical Italianate houses with cast iron porches. A photograph of the building confirms that the front porch designs were identical.

The applicant is proposing to reconstruct the front porch at 416 West Clay Street to replicate the existing porch at 414. The applicant has informed staff that the cast iron elements are extant and will be reinstalled. Staff recommends approval of the proposed porch reconstruction.

Staff notes that the plans submitted with the application show a front porch profile that does not match the roof at 416 West Clay Street, or the historic photograph. Staff recommends the front porch roof profile be designed to match the ghosting on the façade, as well as the front porch roof at 414 West Clay Street.

New Construction, Porches and Porch Details, pg 49 #5

Porch roofs are encouraged to utilize standing- or flat-lock metal seam roofs that are hand-seamed, or closely approximate hand-seaming. Seams that, in section, are large, rectangular seams, reminiscent of pre-formed seams utilized on prefabricated industrial or commercial structures, are not acceptable. Membrane roofs are acceptable substitutes for flat-lock seamed metal roofs.

Staff recommends the metal roof be flat-lock or hand-seamed.

Guidelines for Administrative Approval of Gutter and Downspout Installation

Items that do not meet the Guidelines and will not be approved administratively or by the Commission:

The installation of suspended gutters of an inappropriate profile or material. Inappropriate materials include vinyl and synthetic materials. Inappropriate profiles are those that introduce a new, and incompatible element that detracts from the roof and/or cornice line, such as k-style gutters.

The plans do not include any details on proposed gutters. The 1978 photograph indicates that the front porch originally had a built-in box gutter. Staff recommends the new porch include a box gutter and the applicant submit additional information for administrative approval.

Standards for Rehabilitation, pg. 59 #7.

Repair damaged elements instead of replacing them. Use materials that match the original in type, or use physically and chemically compatible substitute materials...

Staff notes that there may be additional repair work needed on the building, such as repair and reconstruction of the cornice, and window repair. Staff recommends that if any additional exterior work is required, the applicant work

with staff to ensure the work is consistent with the Commission's Standards for Rehabilitation and submit an additional application for a Certificate of Appropriateness as necessary.

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. 416-414 West Clay Street, 1978



Figure 2. Front porch at 414 West Clay Street.



Figure 3. 416 West Clay Street, existing conditions.



Figure 4. Section of missing cornice.