

12. COA-060095-2019

PUBLIC HEARING DATE

September 24th, 2019

PROPERTY ADDRESS

3013 Libby Terrace

DISTRICT

St. John's Church

APPLICANT

M. Morris

STAFF CONTACT

C. Jones

Commission of Architectural Review

STAFF REPORT

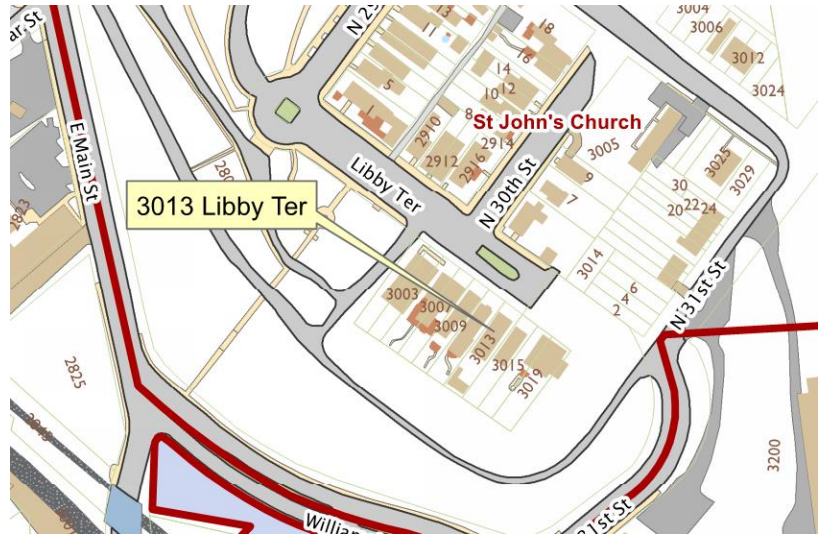


PROJECT DESCRIPTION

Re-clad front porch and stairs.

PROJECT DETAILS

- The applicant proposes to re-clad the existing concrete front porch deck and stairs in wood.
- The applicant proposes to use decay-resistant, high grade, tongue-and-groove lumber. The applicant proposes to install the lumber with a slope of at least ¼" per foot running away from the house.
- The applicant proposes to paint the new porch floor and steps in semi-gloss with a non-skid additive, in Library Pewter (SW 0038).



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STAFF RECOMMENDATION

DENY

PREVIOUS REVIEWS

The Commission has not previously reviewed this application.

STAFF COMMENTS

- If the applicant wishes to return with additional information, a revised application should address drainage under the column bases; details of the front edge of porch, such as skirt board and trim; and additional information about how the steps will be wrapped.

STAFF ANALYSIS

The Secretary of the Interior Standards for Rehabilitation, pg. 4-5

3. *Each property shall be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.*

6. *Deteriorated historic features shall be repaired rather than replaced. When the*

Staff has consulted the assessor's information and has determined that the concrete porch has been in place since at least ca. 1957.

Staff has not been able to locate photographic evidence of this house with a wood porch floor and steps.

Since there is no known documentary evidence

severity of deterioration requires replacement or a distinctive feature, the new feature shall match the old in design, color, texture and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical or pictorial evidence.

of a wood porch at this property, staff recommends denial of this application for a change to the porch materials.

It is the assessment of staff that the application is not 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. Image from 1957-1977 assessor's card.



Figure 2. 3013 Libby Terrace, date unknown.



Figure 3. 3013 Libby Terrace, current conditions.



Figure 4. 3013 Libby Terrace, porch deck and stair detail.