

**COMMISSION OF ARCHITECTURAL REVIEW  
STAFF REPORT  
April 24, 2018 Meeting**

9. COA-033491-2018 (R. Baratta)

**307 N. 28<sup>th</sup> Street  
St. John's Church Old and Historic District**

**Project Description:**

**Rehabilitate an existing home  
to include the construction of a  
rear wood stoop.**

**Staff Contact:**

**K. Chen**

The applicant requests approval to rehabilitate and construct rear wood stoop on a Greek Revival frame structure constructed ca. 1862 in the St. John's Church Old and Historic District.

The existing dwelling is a two-story, three-bay, frame-structure with a hipped-roof covered with standing seam metal, set on a parged-brick foundation that rises to the rear, with one-story full façade porch and 6/6 double-hung wood windows. The existing structure has been altered by the installation of vinyl siding and the alteration of two openings on the first story of the rear elevation.

The applicant proposes to remove the vinyl siding and repair the wood siding on the façade. The wood siding will be repaired on the repaired on the sides and rear or replaced with fiber cement siding. The wood windows will be repaired or replaced with an approved window. A new standing seam metal roof will be installed with lined gutters. The porch will be repaired and a membrane roof installed. A one-bay, one-story frame stoop will be constructed on the rear of the dwelling to provide access to the raised first floor level.

**Staff recommends approval of the project with conditions.** Staff believes the proposed rehabilitation and new construction is consistent with the Commission's *Guidelines* with the following conditions:

Siding

The Standards for Rehabilitation (pg. 55, #1) calls for the retention of original features and materials that define the building style, including but not limited to wood siding, shingles, stucco, and masonry. The building currently has vinyl siding over the wood siding. The applicant proposes remove the vinyl siding and retained the wood siding on the front and possibly the sides and rear. Depending on the condition of the siding on the sides and rear it may be replaced with fiber cement siding. The *Guidelines* (pg. 56-57) allow for the use of substitute materials when the historic material is no longer available, skill craftsmen are unavailable, or to replace poor quality original materials. Staff recommends that the original wood siding be consolidated on the front of the building and if fiber

cement siding is installed on the sides and rear it must be smooth, un-beaded. Colors to be submitted for administrative review.

#### Roof, Cornice and Chimneys

The roof, cornice and chimneys will be repaired and retained. A new metal roof will be installed to match the existing.

#### Windows

All of the windows are 6/6 wood sash. The application states that the windows will be repaired or "replaced with approved." The drawing of the rear elevation suggests that a smaller replacement window will be replaced with a larger window and a window will be converted to a door opening. Staff recommends that 6/6 wood windows be repaired but if they must be replaced the applicant return with a window survey and specifications for the new windows for staff review and approval. The head of the replacement window on the first story rear should align with the adjacent windows and the window should be the same width as the others. The head height of the window to door conversion should align with the adjacent windows.

#### Porches, Entrances and Doors

The front porch and entry door will be repaired. The applicant proposes to install three new glass doors in existing openings -- one the minimally visible side at the basement level and two on the rear. One new doors on the rear will be located in an existing window opening that will be converted to a door. A new wood, one-story, one-bay stoop will be constructed on the rear of the dwelling with a shed roof clad with standing seam metal. Staff recommends that the new stoop be centered on the door opening and that all wood surfaces be painted.

It is the assessment of staff that the application, with the noted conditions, 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 code.