

**COMMISSION OF ARCHITECTURAL REVIEW
STAFF REPORT
August 28, 2018 Meeting**

9. **COA-039802-2018** (L. Lefferts)

**2708-2712 East Broad Street
St. Johns Old and Historic District**

Project Description: Install exterior gutters along the porch cornice and downspouts on the outer bays.

Staff Contact: C. Jones

The existing buildings are three, two-family, semi-attached, masonry rowhouses. A one-story, full-width porch runs the length of the houses providing visual continuity to the three structures. This application is the result of enforcement activity as gutters and downspouts were installed without prior approval. The applicant has provided photos of damage to the porch deck and columns.



2708 East Broad Street, Assessor Photograph, date unknown.



2712 East Broad Street, Assessor Photograph, 2014.

The new gutters appear to be vinyl with plastic downspouts and are installed directly below the porch roof cornice line. The gutters project past the cornice line at either end of the porch roof. At the outer bay of 2712 East Broad a downspout was installed on the front of the outermost column.



2708 - 2712 East Broad, New Gutters.



2712 East Broad Street, New Downspout.

Staff recommends approval of the project with conditions.

The *Guidelines* note that repair (pg. 91, #3) including membrane lining (pg. 66# 8) should be undertaken as part of preventative maintenance. Based on the profile of the porch roof, Staff believes that box gutters might be present on the porch roof. The *Guidelines* recommend that leaky box gutters should be lined with membrane roof (pg 66, #8). Staff recommends that if box gutters are present, they should be repaired, including lining with a membrane, and the newly installed exterior gutters be removed.

The *Guidelines* also state that suspended gutters should be attached at the eaves with spikes or straps and that the straps should be fastened under roofing materials not on the roof surface (pg. 66, #9). Staff recommends that if box gutters are not present that the current gutters be replaced with a less visually intrusive model, such as a half round, and that the downspout and gutter on the column of the outer bay of 2712 East Broad Street be moved to a less visible location.

Staff also recommends reinstalling or replacing the missing historic features, namely the railing. Staff recommends if the historic railing cannot be fixed, the replacement railing match the existing railing. Staff recommends the railing details, design, and materials be submitted for administrative approval.

It is the assessment of staff that, with these conditions, the application is consistent with the Standards for Rehabilitation outlined in Sections 30-930.7 (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.