

6. COA-087764-2021

PUBLIC HEARING DATE

March 23, 2021

PROPERTY ADDRESS

2909 East Broad Street

DISTRICT

St. John's Church

APPLICANT

C. Amey

STAFF CONTACT

C. Jones

Commission of Architectural Review

STAFF REPORT

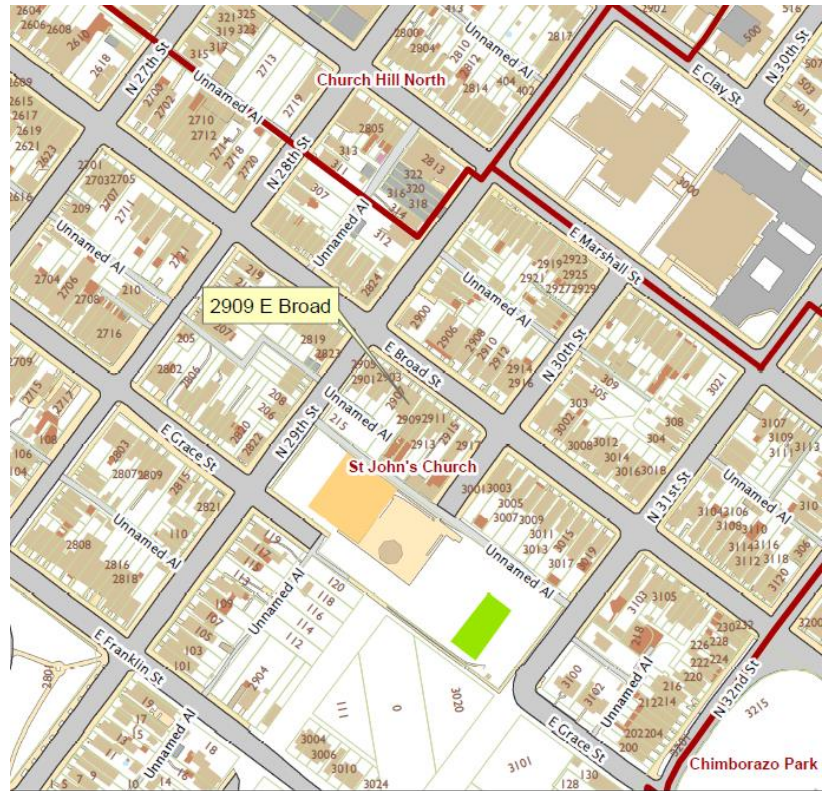


PROJECT DESCRIPTION

Rehabilitation of front porch, partial demolition, new construction of a rear addition and deck.

PROJECT DETAILS

- The applicant proposes exterior renovations to an existing late-nineteenth century semi-attached house.
- On the façade, the applicant proposes to renovation of the front porch with composite tongue and groove decking, repairs and painting to the trim and iron work, and a new white membrane roof. The applicant also proposes to replace the front door and basement door.
- On the rear elevation, the applicant proposes to demolish an existing ca. 1947 two-story, cinder block addition and construct a new addition and rear deck.
- The new addition will be two-stories in height, 16'x24', and clad in smooth fiber cement.
- The proposed new deck will be 23'x10', supported by brick pillars and with Richmond Rail.



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STAFF RECOMMENDATION

PARTIAL APPROVAL WITH CONDITIONS

PREVIOUS REVIEWS

The Commission has not previously reviewed this application.

STAFF RECOMMENDED CONDITIONS

- any replacement materials match the existing in material, size, profile, and color
- the porch roof membrane be a darker color
- final material specifications, including windows, be submitted to staff for review and approval
- if the applicant intends any changes to the existing windows in the historic mass of the building, that they complete a window survey and work with staff to determine if the windows can be repaired
- the missing glass in the existing front door be replaced with a pane of glass that matches the existing and does not have any divided lites
- the new basement door have single lites, not the divided lite pattern shown in the application
- the gentlest means possible be used to remove the existing paint, and any remaining unpainted masonry

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| <p>remain unpainted</p> <ul style="list-style-type: none"> the skylights be installed flush with the roof slope |
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STAFF ANALYSIS

<p>Secretary of the Interior Standards for Rehabilitation, pg. 4</p>	<p><i>6. Deteriorated historic features shall be repaired rather than replaced. When the 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.</i></p>	<p>The applicant proposes repairs to the front porch including replacing the existing porch deck with composite tongue and groove decking, and repairs and paint to the trim and ironwork. Staff recommends approval of the proposed rehabilitation with the condition that <u>any replacement materials match the existing in material, size, profile, and color.</u></p>
<p>Porch and Porch Details, pg. 49</p>	<p><i>5. Porch roofs are encouraged to utilize standing- or flat-lock metal seam roofs that are hand-seamed, or closely approximate handseaming. 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.</i></p>	<p>The applicant proposes to replace the existing front porch roof with a white membrane roof. Staff recommends approval of a new <u>membrane roof with the condition that it be a darker color.</u></p>
<p>Standards for Demolition, pg. 82</p>	<p><i>Under the provisions of Sec. 32-930.7., the Commission shall approve requests for demolition when:</i></p> <ol style="list-style-type: none"> <i>1) There are no feasible alternatives to the proposed demolition. "Feasible alternatives" include an appropriate new use and rehabilitation, relocation of the structure to a compatible site or re-sale of the property to an individual committed to suitable</i> <i>2) A building or structure is deemed not to be a contributing part of the historic character of an Old and Historic District.</i> <i>3) The Commission deems that a building or structure has deteriorated beyond the point of feasible rehabilitation.</i> 	<p>The applicant is proposing to demolish an existing two-story ca. 1947 addition at the rear of the building. The applicant has submitted an engineer's report indicating that the addition is not structurally sound. <u>Staff recommends approval of the proposed demolition.</u></p>
<p>Standards for New Construction, Siting, pg. 46</p>	<p><i>1. Additions should be subordinate in size to their main buildings and as inconspicuous as possible. Locating additions at the rear or on the least visible side of a building is preferred.</i></p>	<p>The proposed addition is located at the rear and is inset from the side walls of the existing building.</p>
<p>Standards for New Construction, Form, pg. 46</p>	<p><i>1. New construction should use a building form compatible with that found elsewhere in the historic district. Building form refers to the specific combination of massing, size, symmetry, proportions, projections and roof shapes that lend identity to a building. Form is greatly influenced by the architectural style of a given structure.</i></p>	<p>Staff finds that the proposed addition is in keeping with the historic building form in terms of the overall form and massing, and recommends approval of the proposed addition.</p>

Standards for New Construction, Materials and Colors, pg. 47	<i>2. Materials used in new residential construction should be visually compatible with original materials used throughout the district.</i>	The plans note clad windows and doors will be installed in the new construction, but do not include specifications for proposed windows and doors. <u>Staff recommends specifications be submitted for administrative approval.</u>
Standards for New Construction, Materials and Colors, pg. 47	4. Vinyl, asphalt, and aluminum siding are not permitted for use in City Old and Historic Districts. Other synthetic siding materials with a smooth, untextured finish may be allowed in limited cases, but approval by the Commission is always required.	The plans indicate that fiber cement siding is proposed for the addition. <u>Staff recommends the fiber cement siding be smooth and unbeaded and requests the final specifications be submitted for final review.</u>
Standards for New Construction, Doors and Windows, pg. 49	<i>1. The size, proportion and spacing patterns of door and window openings on a new addition should follow patterns established by the original building. Windows on most commercial and residential properties throughout Old and Historic Districts have a vertical orientation.</i>	<p>The windows proposed for the addition are generally consistent with the building and patterns found throughout the district. Staff finds that the transom windows located on the left side elevation are not consistent with historic patterns; however; staff also finds that they will not be highly visible due to the length of the neighboring building.</p> <p>Staff also notes that the application mentions replacement of windows. Staff recommends that <u>if the applicant intends any changes to the existing windows in the historic mass of the building that they complete a window survey and work with staff to determine if the windows can be repaired.</u></p>
	<i>5. Original door and window surroundings should be retained. When selecting new doors and door surrounds, keep in mind that leaded, beveled, or etched glass is rare in Richmond's Old and Historic Districts, and is strongly discouraged and rarely permitted. Similarly, stamped or molded faux paneled doors are inappropriate substitutes for door types found in Richmond's Old and Historic Districts.</i>	<p>The applicant proposes to repair the existing front door. Staff recommends approval of the front door repairs with the condition that <u>the missing glass be replaced with a pane of glass that matches the existing, and not with divided lites.</u></p> <p>The applicant proposes to replace a broken basement entrance door. Staff recommends approval of the proposed door replacement with the condition <u>that any lites be single lites, not the divided lite pattern shown in the application.</u></p>
Decks, pg. 51	<p><i>2. Decks should complement the architectural features of the main structure without creating a false historical appearance. Decks should be painted or stained a neutral color that complements one or more of the colors found on the main structure.</i></p> <p><i>3. Deck design may include vertical picket balustrades or contemporary railing that is in scale with the house and the deck.</i></p>	The applicant proposes a one-story 23'x10' deck on the rear of the new addition. The deck will be supported by brick piers with vertical slat screening and a Richmond Rail railing. Staff finds that the proposed deck meets the <i>Guidelines</i> and recommends approval of the proposed rear deck.

Paint, Historic Masonry. 63	1) <i>Do not paint historic brick or stone masonry that has not previously been painted. Painting previously unpainted masonry is historically inaccurate and is not permitted. Property owners who wish to remove paint from masonry should work with a qualified contractor knowledgeable in the use of non-abrasive cleaners.</i>	The applicant proposes to paint the exterior of the building Cajun Red (SW0008). Staff finds this is in keeping with the <i>Guidelines</i> and staff recommends approval with the conditions that <u>the gentlest means possible be used to remove the existing paint and any remaining unpainted masonry remain unpainted.</u>
Paint, Colors Appropriate for All Buildings, Doors, pg. 65	<i>Painted wood only. Stained wood doors must remain stained and may not be painted.</i>	The applicant proposes to paint the exterior front door. Staff recommends that the door remain stained or be repainted the existing color.
Roof Replacement/R econstruction, pg. 66	4. <i>New elements such as vents or skylights should not be added to the front façade of a roof. These elements should be located in roof areas hidden from primary views.</i>	The applicant proposes to install two new skylights in the rear roof slope. Staff finds that the location of the proposed skylights is in keeping with the <i>Guidelines</i> and <u>recommends the skylights be installed flush with the roof slope.</u>

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

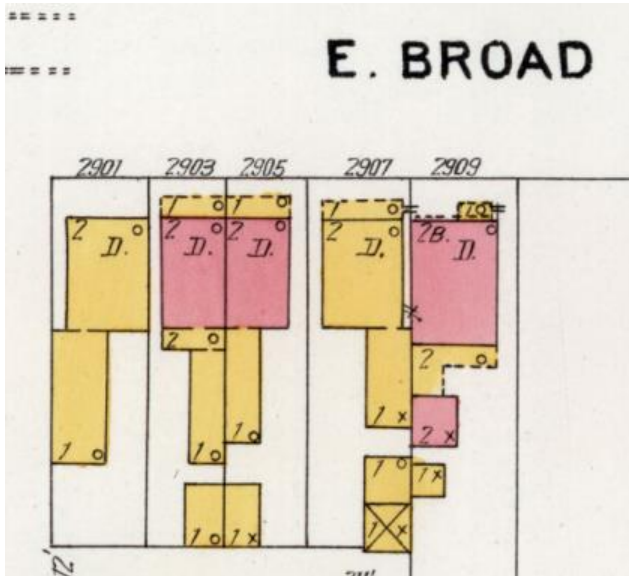


Figure 1. Sanborn map, 1905.

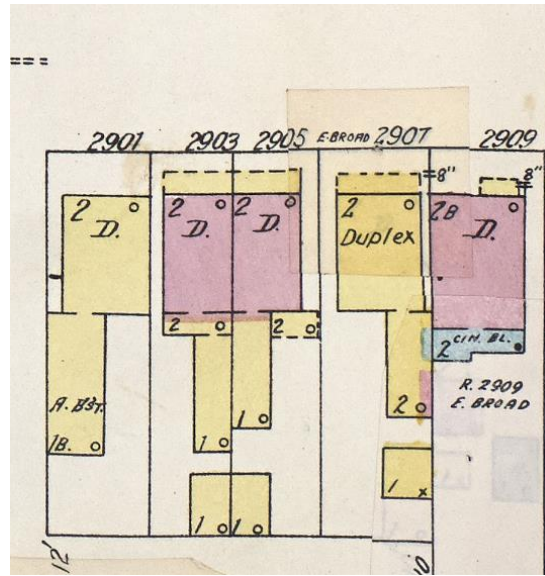


Figure 2. Sanborn Map, 1950.



Figure 3. 2909 E. Facade Street, facade.



Figure 4. 2909 E. Broad Street, porch and door details.



Figure 5. 2909 E. Broad Street, rear elevation.



Figure 6. 2909 E. Broad Street, rear elevation and neighboring building.