

**COMMISSION OF ARCHITECTURAL REVIEW
STAFF REPORT
July 25, 2017, Meeting**

12. **COA-019843-2017** (K. Banks & H. Holub) **2707 East Broad Street
St. John's Church Old and Historic District**

Project Description: **Replace two rear porches.**

Staff Contact: **M. Pitts**

The applicant requests approval to replace two porches at the rear of an Italianate brick home in the St. John's Church Old and Historic District. The existing two story side porch at the rear of the home will be demolished. The existing porches are constructed with pressure treated wood and are in poor condition. The applicant is proposing a first story covered porch in the location of the existing first story porch which will extend into the rear yard. The proposed porch will have a flat seamed metal shed roof for the portion of the porch attached to the structure. The applicant is proposing to infill an existing door opening on the 1st floor side elevation with brick. The applicant is proposing an approximately 11' by 15 ½' 2nd story wood deck off of the rear building wall with stairs and a landing to access the rear yard. The black metal planting trellis will be installed on the second story deck. An existing 2nd story rear window will be enlarged to accommodate a French door with sidelights. The applicant is proposing to modify an existing 2nd story door opening to accommodate a double hung wood window. The applicant is also proposing to remove the existing asphalt shingles which clad a small portion on the 2nd floor at the rear of the home. The applicant proposes to replace the asphalt shingles with wood clapboard to be painted the gray color that currently exists on the trim of the house.

The applicants came before the Commission for approval of the replacement of the rear porches in 2011. The Commission approved the proposed replacement. The application currently before the Commission differs from the approved application in both the design of the porches and the changes to the existing window and door openings.

Staff recommends approval of the project with conditions.

Porches: The existing porches are in poor condition and constructed with modern materials; therefore staff recommends approval of their demolition. The proposed porches are consistent with the Commission's Guidelines for decks found on page 47 of the *Richmond Old and Historic Districts Handbook and Design Review Guidelines* as they are located at the rear of the property and do not damage any significant site features. The *Guidelines* note that the balusters in Richmond rail and that flat-lock metal seam roofs that are hand-seamed or closely approximate hand-seaming are appropriate details on porches in the

district (pg. 45, Porch and Porch Details #2 & #5). Staff recommends approval of the proposed replacement porches as they will be minimally visible from the public right of way and utilize a design and materials compatible with the existing structure and the district.

Window and Door Changes: The Guidelines note that the Commission will consider changes to existing openings along a secondary elevation on a case-by-case basis (pg. 65, #8). The applicant is proposing to modify openings on minimally visible secondary elevations and will be removing non-historic windows and doors. Staff recommends for the proposed infilled opening on the side elevation that the applicant inset the brick to acknowledge the historic opening. The window on the rear building wall appears to be a modified opening. Staff recommends approval of the replacement of the window on the rear building wall with a door with the condition that the door be a single door to align with the window below as the proposed door with side lites is not consistent with fenestration on the structure. For the new window on the 2nd story, staff recommends the proposed wood window have true or simulated divided lites.

Trellis: The *Guidelines* offer very little guidance about small, freestanding structures such as trellises and pergolas. It does, however, note that auxiliary structures should be compatible with the design of the major buildings on the site, and respect the materials and colors of the main structure (pg. 48, Outbuildings 1-4). The Guidelines also suggests that new auxiliary structures should be located to the rear or side of the property to emphasize that they are secondary to the main residence. The proposed planting trellis is subordinate to the house on the site and the proposed design, materials, and color of the pergola complement the residence.

Siding: The Guidelines note that asphalt siding is not permitted for use in the City Old and Historic Districts (pg. 44, Materials and Color #4); therefore staff supports the removal of the existing asphalt siding. As staff is unaware of the condition of any historic siding if there is any beneath the asphalt siding, staff recommends the applicant restore any salvageable siding beneath the asphalt siding. If there is no salvageable siding present, staff recommends approval of the proposed wood siding.

It is the assessment of staff that, with the conditions noted above, the application is consistent with the Standards for Rehabilitation and New Construction outlined in Sections 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.