

1. COA-078391-2020

PUBLIC HEARING DATE

September 22, 2020

PROPERTY ADDRESS

2304 East Broad Street

DISTRICT

St. John's Church

Commission of
Architectural Review

STAFF REPORT



APPLICANT

C. & D. Latimer

STAFF CONTACT

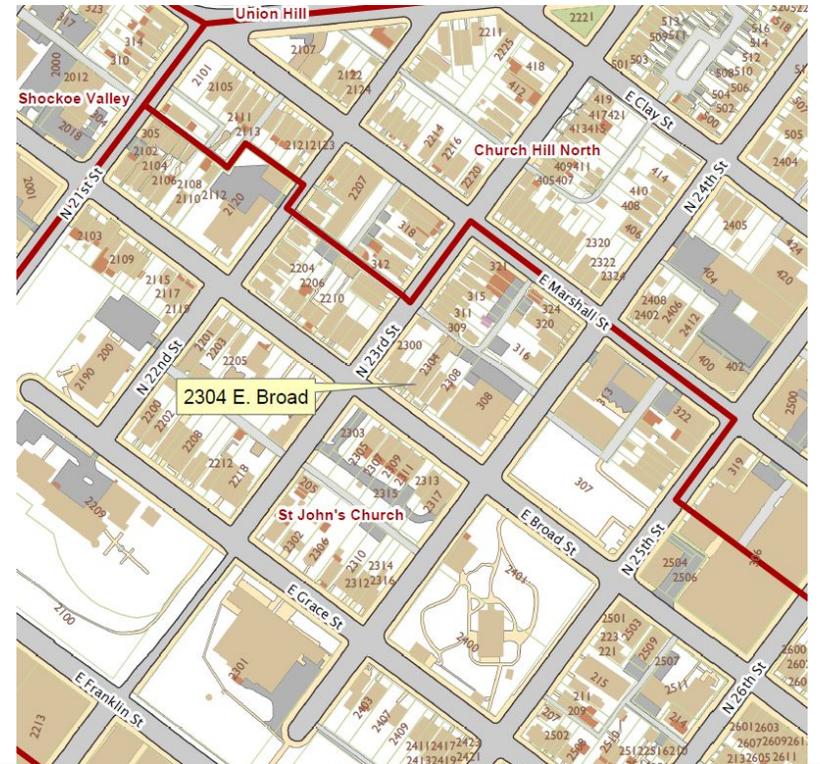
C. Jeffries

PROJECT DESCRIPTION

Rehabilitate a two-story covered side porch.

PROJECT DETAILS

- The applicant requests approval to rehabilitate the rear porch of a 2 ½ story brick Greek Revival home.
- The rear porch has experienced rehabilitation in the past, and alterations were made in the 1990s to accommodate a bed and breakfast use.
- The applicant is proposing the following work:
 - Remove the 3rd floor fire stairs from the rear porch.
 - Replace the rear porch roof, posts, railing, and ceiling.
 - Repair and/or replace the rear main roof as needed.
 - Replace the stairs from the rear porch to grade.
 - Replace the shutters on the façade.
 - Painting.



The City of Richmond assumes no liability either for any errors, omissions, or inaccuracies in the information provided regardless of the cause of such or for any decision made, action taken, or action not taken by the user in reliance upon any maps or information provided herein.

STAFF RECOMMENDATION

APPROVE WITH CONDITIONS

PREVIOUS REVIEWS

A rehabilitation of the building was approved by the Commission in 1981. Exterior work to accommodate the conversion to a bed and breakfast was approved in 1991.

STAFF RECOMMENDED CONDITIONS

- The existing box gutters be repaired and relined.
- The rear porch railings be wood Richmond rail.
- The rear slope of the front gable be replaced in-kind with standing seam metal.
- The operable hardware be retained and the shutters be sized to fit the windows.

STAFF ANALYSIS

Roofs #7-8, pg. 66

7. Box or stop gutters catch water in a trough that is part of the roof or eave.
8. Leaky box or stop gutters should be lined

The application states that the box gutters on the rear porch will be replaced with a new external gutter system. Staff recommends the

	<i>with membrane roofing.</i>	<u>existing box gutters be repaired and relined.</u>
Standards for Rehabilitation #7, pg. 59	<i>Repair damaged elements instead of replacing them. Use materials that match the original in type, or use physically and chemically compatible substitute materials that convey the same appearance as the surviving elements or sections. Use available documentation when reconstructing missing elements. Pictorial, historical or physical documentation can be helpful.</i>	The applicant is proposing to repair the rear porch by replacing deteriorated elements to match the existing. Porch posts will be replaced in-kind as needed, the existing vinyl railing will be replaced with wood, deteriorated portions of the ceiling will be replaced in-kind, and the flooring will be replaced in-kind as needed. <u>Staff recommends approval of the proposed in-kind repair and replacement.</u> The application appears to indicate that Richmond rail will be installed at the rear, however a drawing supplied by the applicant depicts turned balusters. For clarification, <u>staff recommends the rear porch railings be wood Richmond rail.</u>
Porches #3, pg. 71	<i>Whenever possible repair and partial replacement of a porch is preferable to complete replacement.</i>	
Porches #4, pg. 71	<i>Do not remove or radically change entrances and porches important in defining the building's overall historic character. Front and side porches are architecturally more ornate than utilitarian back porches.</i>	The applicant is also proposing to remove a set of stairs that access the rear porch from grade and replace them with larger stairs at the rear of the porch. Photographic evidence suggests the current stairs are not a historic feature. Staff is supportive of the proposed new stairs and recommends approval. Staff finds that the proposed alteration to the stairs is minor, minimally visible, and does not radically alter the historic design of the porch. Staff is also supportive of the removal of the 3 rd story egress stairs and roof structure which were installed in the 1990's as part of a conversion to a bed and breakfast use.
Roofs #3, pg. 66	<i>Substitute materials may be used if the same kind of material is not technically feasible because the material is no longer being made. Substitute materials should match the original style and form as much as possible.</i>	The application states the TPO will be used to replace the rear porch roof. As the porch roof has a low slope that is not visible from the public right of way, staff is supportive of this proposal.
Standards for Rehabilitation #4, pg. 59	<i>Retain original roof shape, size, materials and related elements including cupolas, chimneys and weather vanes; if replacement is necessary, consideration for use of slate, wood and metal, with respect to color and patterns, should be given.</i>	The application states that the rear slope of the main roof will be inspected and repaired/replaced as needed. <u>Staff recommends the rear slope of the front gable be replace in-kind with standing seam metal.</u>
Shutters, pg. 70	<i>21. Wood shutters must be functional (mounted on hinges) and not nailed or fixed to the wall surface. Fixed shutters were often used as enclosures on historic porches. New fixed shutters may be used to enclose a portion of a historic or new porch to conceal modern additions. 23. Shutters should only be used on windows that show evidence of their use in</i>	The application states that the shutters on the façade will be replaced with custom wood shutters. Photographic evidence suggest the existing shutters were installed sometime after 1981. <u>Staff recommends the operable hardware be retained and the shutters be sized to fit the windows.</u>

the past. Replacement shutters should match the existing ones, or be compatible with the style of the structure, and be sized to fit the window.

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. Rear elevation, 1991



Figure 1. Rear elevation, September 2020



Figure 2. Rear egress stairs



Figure 4. Existing shutters