

**COMMISSION OF ARCHITECTURAL REVIEW  
STAFF REPORT  
May 26, 2016, Meeting**

9. **CAR No. 16-069** (O. Oni)

**3420 East Marshall Street  
Chimborazo Park Old and Historic District**

**Project Description:** **Rehabilitate exterior of a home to include new HardiPlank siding, windows, a door, and porch columns, railings, and stairs.**

**Staff Contact:** **M. Pitts**

The applicant requests approval to rehabilitate the exterior of a home in the Chimborazo Park Old and Historic District. The applicant states that the existing tin porch roof is deteriorated and beyond repair. Prior to 1970 (earliest photo located) the house was heavily altered including the installation of brick veneer over the wood siding and the installation of modern wrought iron porch posts and railing.

The applicant proposes to remove the brick veneer and replace the underlying wood siding with smooth, un-beaded Hardie lap siding. The historic, hipped porch roof with a dentiled cornice and the brick piers will be retained. The applicant proposes to rebuild the first two concrete steps and the concrete retaining wall with concrete block to be clad with a brick veneer. The remaining concrete steps will be demolished and replaced with wooden steps. The existing metal handrails will be replaced with wooden Richmond rail handrails. The existing metal columns and posts will be replaced with wood 8" by 8" box columns and a 36" high Richmond rail. The hipped front porch roof will be covered with TPO membrane. The deck and underlying structure will be repaired and replaced in-kind as needed. The applicant states that the majority of the windows were missing or in poor condition when he purchased the property. They will be replaced with 2/2 (based on photographic evidence) true divided light wood windows that fit the existing openings. The one-story side and rear porch will restored to include 5" square columns and Richmond rail. The plans indicate that the applicant proposes to remove the concrete block beneath the rear porch and install lattice to connect to the existing brick piers. The applicant proposes to install a new six panel wood door on the west side of the building which will not be visible from the public right of way and therefore is not under the purview of the Commission.

The applicant came before the Commission on February 23, 2016, with a similar application to rehabilitate the home and enclose the rear porch. The Commission partially approved the application by approving the replacement of the roof and deferred all other work to allow the applicant an opportunity to provide more details and investigate the condition of the existing siding. With this application, the applicant has decided not to pursue the porch enclosure.

**Staff recommends partial approval of the project with conditions.**

**Siding:** The *Richmond Old and Historic Districts Handbook and Design Review Guidelines* note that original wood features should be retained and that the historic reveal of the siding and trim should be retained as an important character-defining feature (pg. 55, #2). The applicant has removed most of the brick veneer to reveal the historic siding that was beneath. Staff believes that the siding does not appear to be in a condition beyond the point of repair. Staff recommends denial of the installation of the fiber cement siding and recommends the existing wooden siding be repaired and replaced in-kind as needed. In addition to the siding, staff recommends the existing cornice be retained and repaired with in-kind materials as needed.

**Windows:** The *Guidelines* state that the architectural appearance of original windows should be used as a model for new windows (pg. 65, #9). As there is photographic evidence of 2/2 windows on the structure, staff supports the installation of the proposed 2/2 true divided lite wood windows. When staff conduct a site visit to the property on May 12, 2016, staff noted the property was in a different condition then when viewed in February 2016 as the applicant had installed 1/1 windows in the existing window openings. Staff recommends the applicant install 2/2 true divided lite windows as proposed and remove the 1/1 windows which have been installed.

**Porches:** The *Guidelines* note that porches should be repaired and partial replaced rather than completely replaced (pg. 67). Staff recommends approval for the proposed rehabilitation of the porch as the applicant is proposing to remove non-historic features including the columns, hand rail, and concrete stairs with more appropriate materials and designs. As the *Guidelines* note that membrane roofs are acceptable substitutes for flat-lock seamed metal roofs (pg. 46, Porches and Porch Details #5), staff recommends approval of the membrane roof with the condition that the membrane be black or silver in color to match that of the historic roofs in the District.

In addition to the conditions noted above, staff recommends colors be submitted to staff for review and approval as these details were not included in the application.

It is the assessment of staff that the application, with the conditions noted above, is partially consistent with the Standards for Rehabilitation outlined in Section 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 page cited above, adopted by the Commission for review of Certificates of Appropriateness under the same section of the code.