




**Staff Report**  
**City of Richmond, Virginia**



**Commission of Architectural Review**

7. COA-111521-2022	Final Review	Meeting Date: 5/24/2022
<b>Applicant/Petitioner</b>	John Hebbard	
<b>Project Description</b>	Rehabilitate an existing dwelling.	
<b>Project Location</b>		
<b>Address:</b> 2317 M St.		
<b>Historic District:</b> Union Hill		
<b>High-Level Details:</b> The applicant proposes to rehabilitate an existing two-story, single-family, detached dwelling, and to enclose the rear porches.		
<b>Staff Recommendation</b>	<b>Approval, with Conditions</b>	
<b>Staff Contact</b>	Alex Dandridge, <a href="mailto:alex.dandridge@rva.gov">alex.dandridge@rva.gov</a> , (804) 646-6569	
<b>Previous Reviews</b>	At the March 2022 meeting of the Commission of Architectural Review, the Commission approved the demolition of a non-original masonry wall in the front yard of the subject property.	
<b>Conditions for Approval</b>	<ul style="list-style-type: none"><li>• The applicant either use a box gutter or a half round gutter on the rear of the building.</li><li>• The new wood, tongue and groove decking match the original in dimension and be installed perpendicular to the face of the building.</li><li>• The new mortar match the original in color and composition and any new brick match the existing as closely as possible.</li><li>• Final pilaster and railing design for the exterior of the porch enclosures have a similar dimension and reveal to historic railings and pilasters in the district, a final dimensioned design submitted for administrative review and approval.</li></ul>	

	<ul style="list-style-type: none"> <li>• Staff recommends that the new bracketed canopy have a simple design, and that the plans be updated to reflect its location and design prior to applying for a building permit, submitted to staff for review and approval.</li> <li>• The applicant submit a final, labeled window schedule and specifications for administrative review and approval.</li> <li>• Any new wood siding match the original in width and profile final exterior colors to be submitted for administrative review and approval.</li> </ul>
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## Staff Analysis

Guideline Reference	Reference Text	Analysis
Commission of Architectural Review Guidelines for Administrative Approval of Gutter and Downspout Installation	<p><i>The in-kind replacement of gutters and downspouts. Replacement gutters and downspouts must be consistent with the Guidelines and must appear as an exact match, to include having the same profile as the existing gutters and downspouts and be of a comparable material.</i></p> <p><i>Staff may approve new gutters and downspouts that are needed for proper drainage but were not on the building historically</i></p> <p><i>Staff may approve suspended gutters provided they are fastened with spikes or straps under roof materials, not on the roof surface.</i></p>	<p>Applicant proposes to repair and retain the existing front façade built-in gutters and to install k-style gutters on the rear where built-in gutters are not present. <u>Staff recommends that the applicant either use a box gutter or a half round gutter on the rear of the building.</u></p> <p>Applicant proposes to install new copper downspouts.</p>
Building Elements, Porches, Entrances & Doors, pg. 71	<p><i>5. The entire porch should only be replaced if it is too deteriorated to repair or is completely missing; replacements should match the original as much as possible.</i></p> <p><i>13. Porch enclosures to aid in energy conservation are only appropriate on secondary elevations. Solid materials are not recommended for use in enclosure projects since they can radically alter the historic appearance of a porch. Glass enclosures which reveal decorative porch elements are strongly preferred.</i></p> <p><i>14. Do not remove original doors and door surrounds. Replacement doors and door</i></p>	<p><b>Existing Front Porch</b></p> <p>Applicant proposes to rebuild the front porch, retaining the existing columns and pickets, replacing deteriorated elements in-kind as needed. Failing brick steps will be replaced with wood, new 1" wood tongue and groove front porch decking will be installed, and existing brick piers will be repaired Richmond Rail will be added to the steps to meet applicable code requirements. <u>Staff recommends that the new wood, tongue and groove decking match the original in dimension and be installed perpendicular to the face of the building.</u></p>

	<p><i>surrounds with stamped or molded faux paneling or leaded, beveled, or etched glass are strongly discouraged and rarely permitted. Stamped or molded faux paneled doors are inappropriate substitutes for door types found in historic districts.</i></p>	<p>The applicant proposes to replace the failed flat lock tenre metal roof with flat lock copper.</p> <p><b><u>Existing Side Porches</u></b>  Originally the building had rear side porches on the first and second floor supported by brick piers at the basement level. The area underneath the rear porches has been enclosed over time with poor quality materials. The applicant proposes to remove this material and reframe. Original brick piers will be repaired and repointed. <u>Staff recommend that the new mortar match the original in color and composition and any new brick match the existing as closely as possible.</u></p> <p>The first floor porch has also been enclosed with poor quality materials. The applicant proposes rebuilding this enclosure, and including pilasters and railings on the exterior to reference its original use as a porch.</p> <p>The second floor for the porch has not been enclosed, however has had significant alterations over time. The applicant proposes rebuilding and enclosing this porch, and including pilasters and railings on the exterior to reference its original use as a porch.</p> <p><u>Staff recommends that the final pilaster and railing design for the exterior of the porch enclosures have a similar dimension and reveal to historic railings and pilasters in the district, a final dimensioned design submitted for administrative review and approval.</u></p> <p><b><u>Proposed Side Porch</u></b>  The building features a side door on the east elevation with a deteriorated landing and stairs. The applicant proposed to remove this landing and stairs and rebuild using wood and Richmond Rail. The applicant also proposes to install a bracket canopy with a flat lock copper roof over this side entrance. The plans submitted include an example of this canopy, however its location and design are not clearly indicated in the plans. <u>Staff recommends that the new bracketed canopy have a simple design, and that the plans be updated to reflect its location and design prior to applying for a building permit, submitted to staff for review and approval.</u></p>
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<p><b>Building Elements, Windows, pg. 69</b></p>	<p>1.Retain all original windows, and ensure that hardware is in good shape, reusing serviceable window hardware and locks</p> <p>7. Windows should only be replaced when they are missing or beyond repair. Any reconstruction should be based on physical evidence or photo documentation</p>	<p>The applicant proposes to retain and repair in-kind all existing windows on the front façade. The west façade does not have any windows.</p> <p>Applicant proposes to replace 2 non-original rear window on the first floor with a wooden, double hung, 6/6 window to match the other existing windows on the building. At the rear basement level, the applicant proposes to retain and restore an existing window, and to install a new window to match existing windows on the new basement enclosure.</p> <p>The applicant also proposes to add a new wood, double-hung 6/6 window on the rear second floor on the new porch enclosure. The applicant will be relocating an existing window that will be obscured by the new second story porch enclosure to the exterior of the porch enclosure on the east façade.</p> <p>Staff notes that the applicant has provided information on all window repair and replacements, assigning each window a number, however these numbers are not labeled in the plans, and what's being proposed is not clear. <u>Staff recommends that the applicant submit a final, labeled window schedule and specifications for administrative review and approval.</u></p>
<p><b>Architectural Review Chart, Wood Siding, pg. 6-7, pg. 8</b></p>	<p>According to the Architectural Review Chart in the <i>Guidelines</i>, Staff has the authority to approve the replacement of wood siding in-kind.</p>	<p>The second floor is clad in vertical metal strips, while the first floor is clad in vinyl siding. The applicant proposed to remove this siding, and any original wood siding underneath. Any salvageable wooden siding will be consolidated on the front facade, and the applicant will install new wood siding on the remainder of the exterior. <u>Staff recommend that any new wood siding match the original in width and profile final exterior colors to be submitted for administrative review and approval.</u></p>

## Figures



Figure 1. Front Façade photo



Figure 2. Front and East façade photo



Figure 3. Front Brick Steps



Figure 4. East elevation seen from M Street



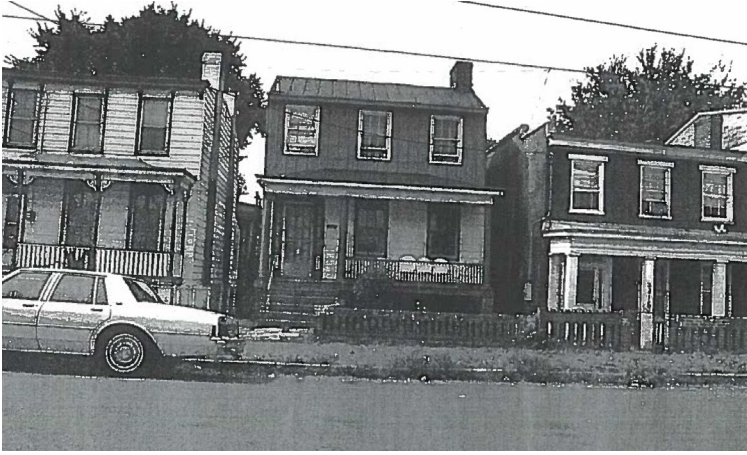


Figure 3. 1993 photo of dwelling



Figure 4. Photo from Valentine of dwelling