

**COMMISSION OF ARCHITECTURAL REVIEW  
STAFF REPORT  
May 23, 2017, Meeting**

4. **COA-016764-2017** (A. Jenkins)

**18 West Leigh Street  
Jackson Ward Old and Historic District**

**Project Description:** **Construct a new rear 2<sup>nd</sup> story porch.**

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

The applicant requests approval to construct a 2<sup>nd</sup> story covered porch at the rear of a residential structure in the Jackson Ward Old and Historic District. The proposed porch is needed to provide access to a 2<sup>nd</sup> floor apartment. The porch will connect to an existing side porch. The applicant is proposing stairs to run on either the north or south end of the porch. The proposed roof will be a shed roof with a hip at the south corner to tie into the existing porch roof. The roof will be clad in membrane. The porch will be constructed in pressure treated wood. The proposed railing will have 2" by 2" pickets. Staff has administratively approved the applicant's requests to install a mailbox, doorbell, and lighting fixtures and to paint the porch roof.

**Staff recommends approval of the project with conditions.** The proposed deck is 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 the deck is located at the rear of the property and does not damage any significant site features. The *Guidelines* note that the railing's design may be Richmond rail or a contemporary railing that is in scale with the house and the deck (pg. 47, # 3). As details of how the pickets are to be installed was not provided, staff recommends the porch railing be a standard Richmond rail design, or the pickets be placed on the inside of the handrail for a more finished appearance. Though tongue and groove decking boards are traditionally used in the District, staff supports the proposed decking as it will not be visible from the public right of way. As the *Guidelines* note that decks should be painted or stained a neutral color that complements one or more of the colors found on the main structure, staff recommends the applicant paint or stain the structure a color to be administratively approved by staff.

It is the assessment of staff that, with the conditions noted above, the application is consistent with the Standards for New Construction outlined in Sections 30-930.7 (c) 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.