

7. COA-063701-2019

PUBLIC HEARING DATE

November 26, 2019

PROPERTY ADDRESS

514 North 28th Street

DISTRICT

Church Hill North

APPLICANT

T. & A. Oristian

STAFF CONTACT

C. Jeffries

Commission of Architectural Review

STAFF REPORT



PROJECT DESCRIPTION

Construct a new second story rear porch and change fenestration on the side and rear.

PROJECT DETAILS

- The applicant requests approval to construct a second-story uncovered porch at the rear of a two-story frame house constructed in 2014.
- The proposed deck will be 6 feet deep, will not have a roof, and will have a glass railing system.
- The applicant is also proposing changes to the windows and doors on the side and rear of the home.
- Other work minimally visible from the public right of way is also planned.
- The applicant is also seeking approval for a wooden privacy fence which was installed in 2016.



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STAFF RECOMMENDATION

APPROVE WITH CONDITIONS

PREVIOUS REVIEWS

The construction of a new single family home was approved by the Commission in July 2013.

STAFF RECOMMENDED CONDITIONS

- The porch railing be of a consistent design and material.
- The railing on the ground level landing be wood and utilize a Richmond Rail or the pickets be placed on the interior of the rail for a more finished appearance.
- The porch utilize a consistent support system.
- Final material specifications be submitted for administrative approval prior to applying for building permits and the materials be reflected on the building permit plans.
- The new second story door align with the door below.
- The new rear window be a 1/1 wood or aluminum clad wood window.
- The new rear doors match the existing rear door design.
- Revised plans reflecting the conditions of approval be submitted for administrative review.

STAFF ANALYSIS

<p>New Construction, Decks, pg. 51 #1-5</p>	<p>1. Decks should not alter, damage or destroy significant site elements of the property. 2. Decks should complement the architectural features of the main structure without creating a false historical appearance. Decks should be painted or stained a neutral color that complements one or more of the colors found on the main structure. 3. Deck design may include vertical picket balustrades or contemporary railing that is in scale with the house and the deck. 4. Deck sub-decking should be screened with wood lattice work or with brick piers. 5. As is the case with all other auxiliary structures, decks cannot be constructed in front yards (in accordance with the Zoning Ordinance).</p>	<p>The Guidelines do not specifically address the construction of a second-story, uncovered porch. The proposed porch generally meets the Guidelines for new construction and decks as it is located at the rear of the dwelling, is subordinate in size, and does not alter, damage or destroy significant site elements of the property.</p> <p>The applicant is proposing a contemporary glass railing system which is consistent with the Guidelines for decks as it is in scale with the house and porch and the house is contemporary construction. The plans show solid panels on the north and south elevations. As two types of railing are not typically found on rear porches in the district <u>staff recommends the porch railing be of a consistent design and material and revised plans be submitted for administrative approval.</u></p>
<p>New Construction, Porches and Porch Details, pg. 49 #2</p>	<p><i>Typical deck railings, consisting of nailed-up stock elements, are not approved as they are not based on a compatible historical model found in Richmond's Old and Historic Districts.</i></p>	<p>The proposed mix of support systems, piers and a 45° brace, is not a typical pattern found on porches throughout the district. <u>Staff recommends the porch utilize a consistent support system.</u></p> <p>Materials specifications were not included on the submitted plans. <u>Staff recommends final material specifications be submitted for administrative approval prior to applying for building permits and the materials be reflected on the building permit plans.</u></p> <p>Staff notes that the railing shown on the first story appears to be nailed up pickets. <u>Staff recommends the railing on the ground level landing be wood and utilize a Richmond Rail or the pickets be placed on the interior of the rail for a more finished appearance.</u></p>
<p>New Construction, Doors and Windows, pg. 49 #3</p>	<p><i>The size, proportion, and spacing patterns of doors and window openings on free standing, new construction should be compatible with patterns established within the district.</i></p>	<p>The applicant is proposing to insert new window openings on the west elevation and south elevation. The applicant is also proposing to change a second story window to a door to access the new porch in the rear. As the new openings are minimally visible and are consistent with new construction, <u>staff recommends approval of the alterations to the openings with the condition that the new second story door align with the door below.</u></p>
<p>New Construction, Doors and</p>	<p><i>The architectural appearance of original windows should be used as models for new windows.</i></p>	<p>The plans appear to depict a new 4-light window beside the rear door. As all of the windows on the sides and rear of the home are</p>

Windows pg. 49
#2

1/1 staff recommends the new rear window be a 1/1 wood or aluminum clad wood window.

Similarly, the plans appear to depict new 4-light doors on the rear. As the existing door is a contemporary single-light design staff recommends the new rear doors match the existing rear door design.

Fences and
Walls, pg. 78 #6

A new fence or wall should be constructed using materials and designs appropriate to the historic district.

The rear yard privacy fence is constructed of wood. The contemporary design is appropriate for new construction and compatible with the historic district. Staff recommends approval of the fence.

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. 514 North 28th Street, south and east elevations.



Figure 2. 514 North 28th Street, north and west elevations.