

7. COA-060189-2019

PUBLIC HEARING DATE

September 24, 2019

PROPERTY ADDRESS

613-615 North 28th Street

DISTRICT

Church Hill North

APPLICANT

A. Ogburn

STAFF CONTACT

C. Jeffries

Commission of Architectural Review

STAFF REPORT

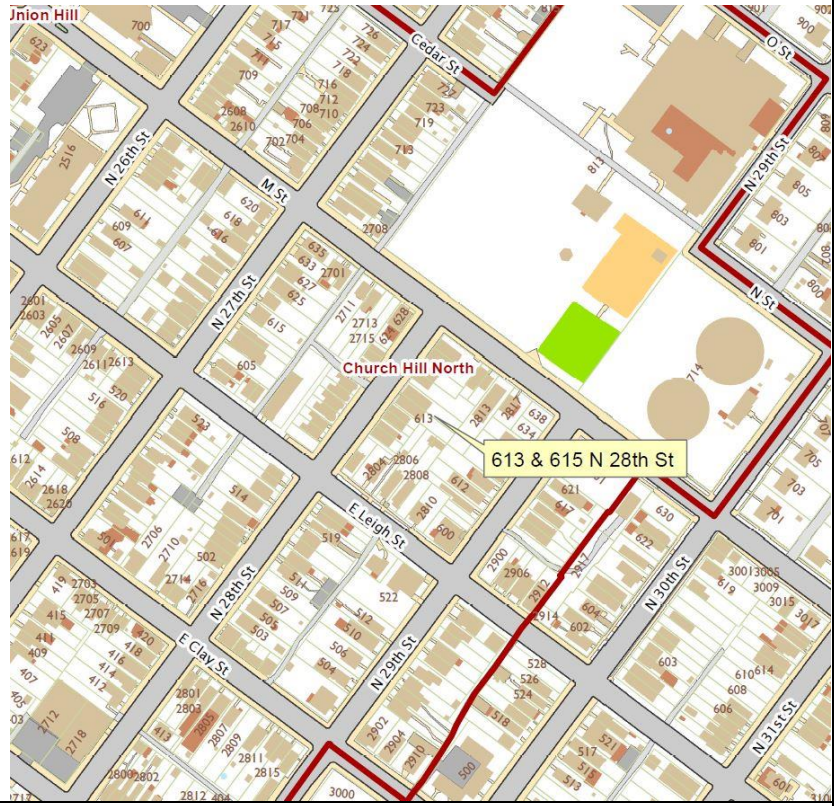


PROJECT DESCRIPTION

Remove an existing deck and construct a screened porch.

PROJECT DETAILS

- The applicant proposes to remove a contemporary rear deck and replace it with a 12' by 20' screened porch.
- The existing primary building is a frame 2-story attached double home built in 2017.
- The proposed screen porch will be 16' above grade at the top of the roof and will be constructed of pressure treated wood. It will have a shed roof clad in white TPO. Other proposed materials include white trim, hardi plank to match the existing home, white railings, and brick piers.
- The existing deck is minimally visible from the public right-of-way as there is no alley access to the property.



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

The new construction of the homes, including the existing rear decks, was approved by the Commission in 2015.

STAFF RECOMMENDED CONDITIONS

- The porch be inset at least 6 inches from the side walls
- The porch railing be wood and utilize a Richmond Rail or the pickets be placed on the interior of the rail
- The screening be installed on the interior of the columns and railings
- The porch be painted or stained a neutral color, the color to be submitted for administrative approval

STAFF ANALYSIS

New Construction, Decks, pg. 51 #1-5

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).

The *Guidelines* do not specifically address the construction of a one-story, screened-in porch. The proposed screened 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.

The application narrative mentions that the porch will be inset from the main home, however this is not reflected in the plans. Staff recommends the porch be inset at least 6 inches from the side walls of the homes, and revised plans be submitted to staff for administrative approval. Further, staff recommends the porch railing be wood and utilize a Richmond Rail or the pickets be placed on the interior of the rail for a more finished appearance; and it be painted or stained a neutral color, the color to be submitted for administrative approval. Staff also recommends the screening be installed on the interior of the columns and railings.

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. View of rear deck from North 28th Street

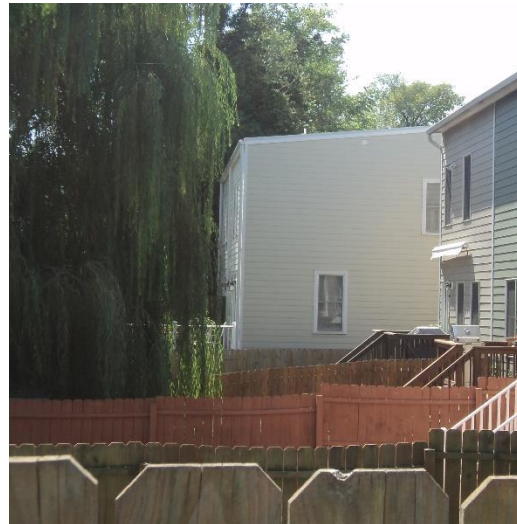


Figure 2. View of rear deck from M Street