




Staff Report
City of Richmond, Virginia



Commission of Architectural Review

7. COA-105890-2022	Final Review	Meeting Date: 2/22/2022
Applicant/Petitioner	Walter Joseph III	
Project Description	Construct a rear, two-story covered porch.	
Project Location		
Address: 314 Chimborazo Blvd.		
Historic District: Chimborazo Park		
<p>High-Level Details:</p> <ul style="list-style-type: none"> The applicant requests approval to construct a two-story covered porch on the rear of a ca. 1910 Colonial Revival dwelling. The proposed deck is sixteen-feet in depth with a simple Richmond Rail design. 		
Staff Recommendation	Approval, with Conditions	
Staff Contact	Alyson Oliver, alyson.oliver@RVA.gov , 804-646-3709	
Previous Reviews	None.	
Conditions for Approval	<p>Staff recommends approval of this request with the following conditions:</p> <ul style="list-style-type: none"> The new rear porch be constructed with wood in the Richmond Rail style, and painted or stained a neutral color that compliments the main building. Final colors submitted to staff for review and approval. The proposed rear porch be installed in a way that minimizes damage to historic material. If any mechanical or electrical equipment must be moved to allow for the installation of the porch, it shall be located so that it is minimally visible on the least visible façade. 	

Staff Analysis

Guideline Reference	Reference Text	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.</p> <p>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.</p> <p>3. Deck design may include vertical picket balustrades or contemporary railing that is in scale with the house and the deck.</p> <p>4. Deck sub-decking should be screened with wood lattice work or with brick piers.</p> <p>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 proposed porch generally meets the Guidelines for new construction of 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 proposed plans show a simple rail design, which is consistent with the Guidelines for new construction of decks.</p> <p>Staff recommends that the proposed rear porch be installed in a way that minimizes damage to historic material. Additionally, if any mechanical or electrical equipment must be moved to allow for the installation of the porch, it shall be located so that it is minimally visible on the least visible façade.</p>
<p>New Construction, Porches and Porch Details, pg. 49 #2</p>	<p>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.</p>	<p>Materials specifications for the proposed railing were not included on the submitted plans. Staff recommends that the new rear porch be constructed in wood in the Richmond Rail style, and painted or stained a neutral color that compliments the main building. Final colors submitted to staff for review and approval.</p>

Figures

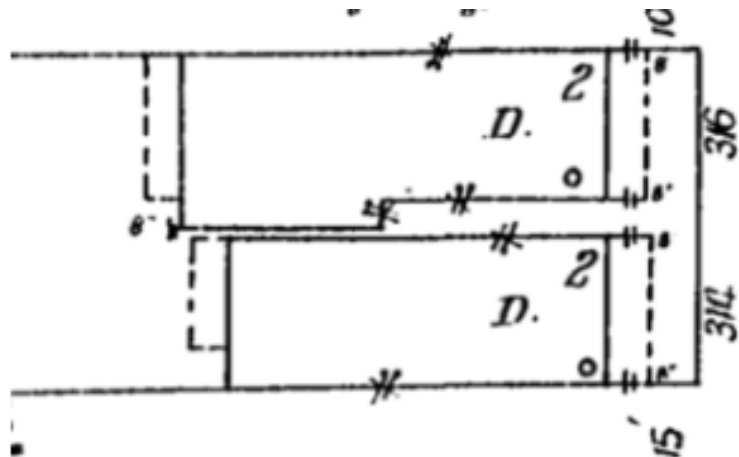


Figure 1. Façade of rear façade and alley. Figure 2. 1924-1925 Sanborn map