

## 2. COA-079808-2019

PUBLIC HEARING DATE

October 27, 2020

PROPERTY ADDRESS

507 North 28<sup>th</sup> Street

DISTRICT

Church Hill North

APPLICANT

R. Tuck

STAFF CONTACT

C. Jeffries

# Commission of Architectural Review

## STAFF REPORT



### PROJECT DESCRIPTION

**Remove a rear deck and construct a one-story screened porch.**

### PROJECT DETAILS

- The applicant proposes to remove an existing deck and construct a screened porch on the rear elevation of a two-story frame, ca. 1880, Greek Revival style residence in the Church Hill North City Old and Historic District.
- The new screened porch will have a smaller footprint than the existing deck, at approximately 15' by 15'. The new porch will be one story in height, with a gable roof.
- The new porch will be clad in wood siding, with wrapped pressure treated box columns, screening, and asphalt shingles.



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

None.

### STAFF RECOMMENDED CONDITIONS

- The screening be placed on the interior of the posts and railing, to maintain the open appearance of the porch.
- An alternate material be used to clad the porch roof, specifications to be submitted to staff for administrative review.

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## STAFF ANALYSIS

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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. Staff recommends the screening be placed on the interior of the posts and railing, to maintain the open appearance of the porch.

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Standards for New Construction Materials & Colors, pg. 53 #2

*Materials used in new construction should be visually compatible with original materials used throughout the surrounding neighborhood.*

The *Guidelines* state that asphalt shingles are not appropriate for historic structures and staff finds that it is not appropriate to use this material in the construction of the new porch roof. Staff recommends an alternate material be used to clad the porch roof, specifications to be submitted to staff for administrative review.

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Maintenance and Repair, pg. 96

*Asphalt shingles are made of felt impregnated with asphalt and covered with colored ceramic or stone granules. This modern roofing material is an inappropriate choice for the majority of historic structures.*

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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

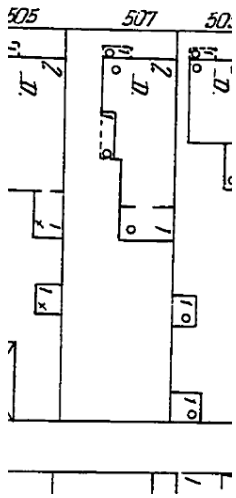


Figure 1. 1905 Sanborn map

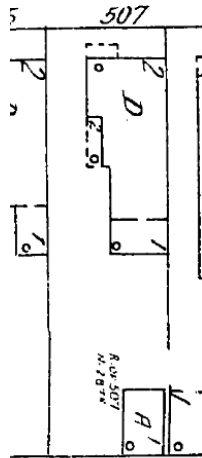


Figure 2. 1950 Sanborn map



Figure 3. View of the rear from the alley.