

**COMMISSION OF ARCHITECTURAL REVIEW
STAFF REPORT
April 28, 2015 Meeting**

4. **CAR No. 15-043** (C. & R. Maclauchlan) **7 North 29th Street
St. John's Church Old and Historic District**

Project Description: Construct a 2nd story porch and install a new window

Staff Contact: M. Pitts

The applicant requests approval to alter the rear façade of a residence in the St. John's Church Old and Historic District by constructing a 2nd story porch and installing a new window on the first floor. During the site visit, staff determined that due to the presence of privacy fences along the alley, the proposed new window is not visible from the public right of way and is therefore not under the review of the Commission. The proposed porch will replace an existing small balcony off of the rear of the structure which will be demolished. The 15' – 1 ½" by 8' porch will be constructed on 8" by 8" columns which will be painted white. The hipped metal roof will be supported by three 6" by 6" columns which will also be painted white. The applicant proposes to install 5" beveled gutters around the roof and to install Richmond railing which will be painted white around the decking. The tongue and groove decking will be painted dark blue which will match the decking of the porch on the adjacent property.

Staff recommends approval of the project as submitted. The *Richmond Old and Historic Districts Handbook and Design Review Guidelines* state that new construction which includes the addition of new porches "should reference the materials, features, size, scale, proportions, and massing of the existing historic building or buildings in its setting" (pg. 44). The subject property is one of three shed roofed brick houses designed in the same style and built in 1892 on the subject block of 29th Street (7, 9, and 11 N. 29th Street). Currently, there is an upper porch at the rear of 9 N. 29th Street; and prior to gaining approval from the CAR for enclosure, there was an identical porch at the rear of 11 N. 29th Street. The applicant states that there was historically a similar porch at the rear of the subject property though staff does not have any documentation of the existence of this porch. The proposed porch is consistent in design and materials with the porches of the neighboring properties and is compatible with porches in the district.

The guidelines for the new construction of porches and porch details are found on page 46 of the *Richmond Old and Historic Districts Handbook and Design Review Guidelines*. These guidelines state that the installation of Richmond rail which the applicant is proposing is appropriate and compatible in Richmond's Old and Historic Districts. Additionally, the *Guidelines* recommended the installation of a standing- or flat-lock seam roof. The proposed project is consistent with the *Guidelines* as it replaces a small balcony with a substantial upper porch which is

more consistent with the type of porches found in District, and it uses materials recommended by the *Guidelines*.

It is the assessment of staff that the application is consistent with the Standards for New Construction in Section 114-930.7(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.