

**1. COA-081584-2020**

PUBLIC HEARING DATE

November 24, 2020

PROPERTY ADDRESS

2206 East Broad Street

DISTRICT

St. John's Church

APPLICANT

L. Brunjes

STAFF CONTACT

C. Jeffries

# Commission of Architectural Review

## STAFF REPORT

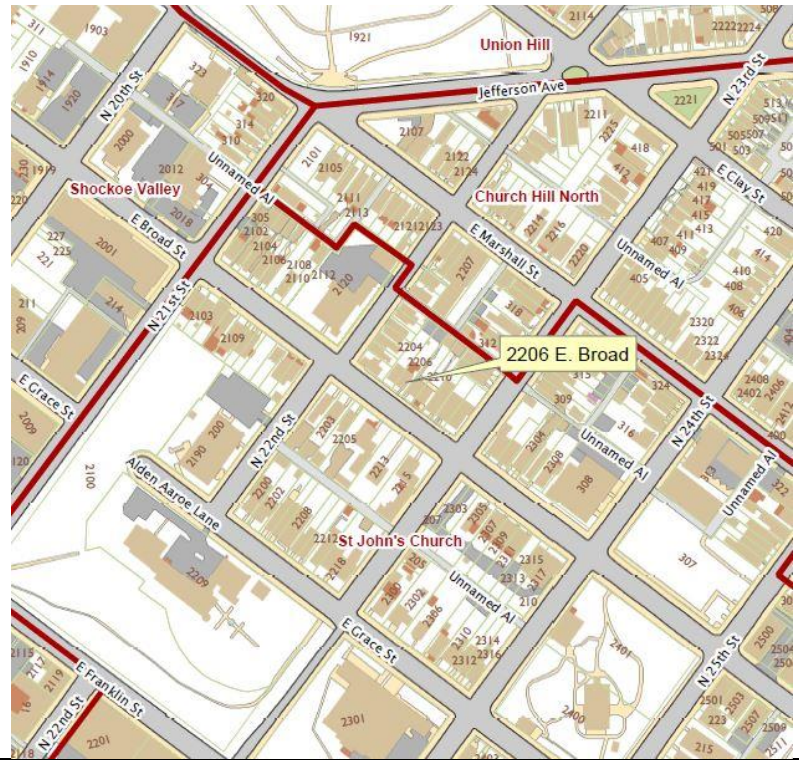


**PROJECT DESCRIPTION**

**Convert rear porch roof to a second story balcony.**

**PROJECT DETAILS**

- The applicant requests approval to create a balcony from an existing rear porch on a two-story brick Georgian house in the St. John's Church City Old and Historic District.
- The existing one-story porch has wood posts and a metal roof.
- The roof will be removed and re-framed to accommodate a second-story balcony. A Richmond rail guardrail with composite-wrapped posts will be added to the second story.
- Richmond rail will also be added to the first story, which presently has no railing.
- A small overhang will be added above an existing window, which will be used to access the second story porch. The overhang will have a standing seam metal roof, to match the main roof. No existing openings will be altered.
- Proposed materials for the first and second story include: composite decking, composite wrapped posts, composite trim, and new gutters.



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 porch be painted to match the existing porch, or new colors be submitted to staff for administrative approval.
- Details regarding the treatment of the attached porch be submitted for administrative review and approval.
- The existing posts be retained or replaced in-kind with new square wood posts.
- A half-round metal gutter be installed, and specifications be submitted for administrative approval.
- The Richmond rail be wood painted a neutral color found on the Commission palette.

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## STAFF ANALYSIS

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Paint, Frame Structures #6, pg. 63	<i>The handrails of wooden porch railings are often painted a dark color while the pickets are painted white or off-white.</i>	Paint colors were not indicated in the application. <u>Staff recommends the porch be painted to match the existing porch, or new colors be submitted to staff for administrative approval.</u>
Porches, Entrances and Doors #4 pg. 71	<i>Front and side porches are architecturally more ornate than utilitarian back porches.</i>	The applicant is proposing to remove the roof of the rear porch to create a balcony. Staff notes that the porch is currently shared with the attached home at 2204 East Broad Street and <u>recommends details regarding the treatment of the attached porch be submitted for administrative review and approval.</u>
Porches, Entrances and Doors #5 pg. 71	<i>The entire porch should only be replaced if it is too deteriorated to repair or is completely missing; replacements should match the original as much as possible.</i>	The existing first-story porch posts will be removed and replaced with pressure treated posts wrapped in composite trim with decorative capitals and bases. The current porch has simple square wood posts and staff finds the proposed posts are more ornate than the existing design. As ornate designs are not appropriate for rear porches, <u>staff recommends the existing posts be retained or replaced in-kind with new square wood posts.</u>
Roofs, Gutter and Downspout Repair #9, pg. 66	<i>Suspended gutters are fastened at the eaves with spikes or straps. Loose downspout support brackets should be firmly reattached to the wall. Gutter support straps should be refastened under roofing materials not on the roof surface.</i>	The plans indicate that the gutters will be replaced in-kind. Though details were not provided, photographs indicate that K-style gutters are currently installed on the rear porch. As this style of gutter is not preferred on historic buildings within historic districts, <u>staff recommends a half-round metal gutter be installed, and specifications be submitted for administrative approval.</u>
Porches, Entrances and Doors #7 pg. 71	<i>When replacing a railing on a historic building which has lost its railing, the first step is to look for documentary evidence which records the appearance of that railing. If no documentary evidence survives, look for physical evidence (this may benefit from the help of a design professional).</i>	The existing rear porch does not currently have a railing. Staff is supportive of the installation of Richmond rail on the first and second story, with the condition that <u>the Richmond rail be wood painted a neutral color found on the Commission palette.</u>

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

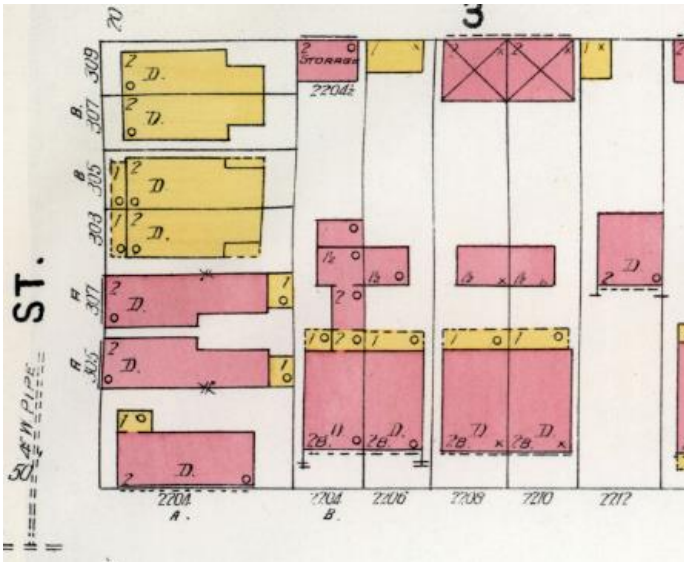


Figure 1. 1905 Sanborn Map.

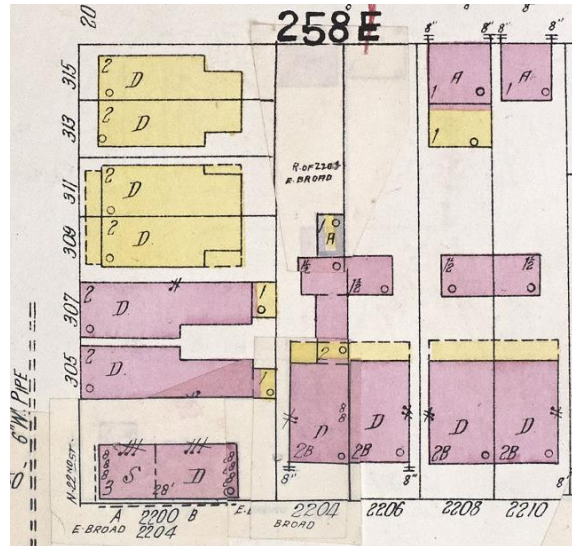


Figure 2. 1950 Sanborn Map.



Figure 3. 2206 East Broad Street.

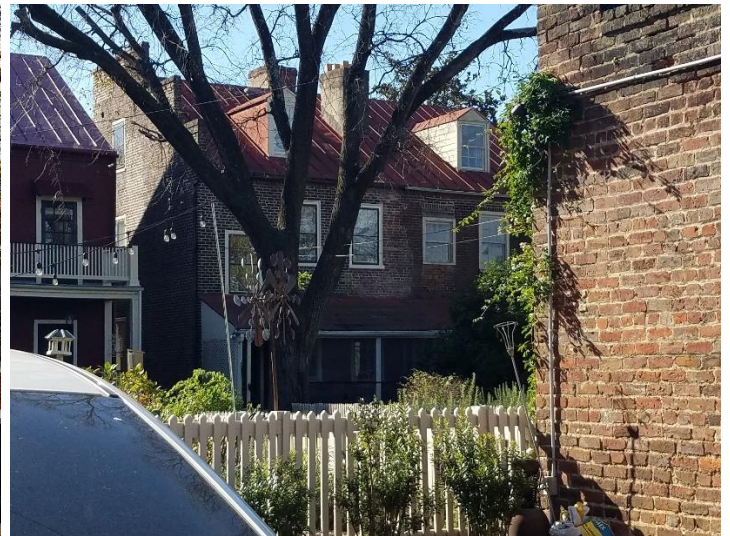


Figure 4. 2206 East Broad Street, rear elevation.