

**COMMISSION OF ARCHITECTURAL REVIEW  
STAFF REPORT  
November 24, 2015 Meeting**

8. **CAR No. 15-140** (G. & S. Pesch) **726 North 27<sup>th</sup> Street  
Church Hill North Old and Historic District**

**Project Description:** **Enclose existing two story side porch and  
construct a new rear deck.**

**Staff Contact:** **K. Chen**

The applicant came before the Commission at the July 2015 meeting seeking approval to enclose an existing two-story side porch, construct a one-story screened-in porch, and a garage. Staff recommended denial of the porch enclosure, modification of the screened porch to an open deck, and approval of the garage. The Commission deferred the application and requested that the applicant return with a revised application that includes a design for the deck and more information about the garage roof design.

The applicant has returned with a revised application and requests approval to enclose an existing two-story side porch and construct a new deck at the rear of a property located in the Church Hill North Old and Historic District. The primary structure on the property is a two-story, frame, Vernacular Italianate home constructed ca. 1878 located on the southwest corner of 27<sup>th</sup> and Cedar streets.

**Staff recommends the approval of the rear deck with conditions.** The proposed deck will meet the guidelines as presented on page 48 of *The Richmond Old and Historic District Handbook and Design Review Guidelines* if the balustrade is "Richmond-style" rail or other contemporary railing and not a suburban applied picket railing as shown on the drawings; that the supporting piers be brick or screened with wood lattice, and that the deck be painted or opaquely stained.

**Staff recommends approval of the porch enclosure with conditions.** *The Richmond Old and Historic District Handbook and Design Review Guidelines* note that porches on primary elevations should not be enclosed. The guidelines further state that solid materials are not recommended for use in enclosure projects since they radically alter the historic appearance of a porch. Glass enclosures which reveal decorative porch elements are strongly preferred (pg. 67). The location of the house on a corner lots makes the elevation facing Cedar Street a primary elevation. While solid in nature, the use of shutters and windows conveys the feeling of an open porch and shuttered porches are found historically in the area. The retention of the vertical posts and the incorporation of the board and batten base maintain the traditional divisions of an open porch. The approval is conditioned on the submission of colors for the porch enclosure to be approved by staff.

It is the assessment of staff that the application to construct the new deck and enclose the porch with the applicant's acceptance of the above conditions is consistent with the Standards and Guidelines 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 page cited above, adopted by the Commission for review of Certificates of Appropriateness under the same section of the code.