

1. COA-062058-2019

PUBLIC HEARING DATE

October 22, 2019

PROPERTY ADDRESS

312 North 32nd Street

DISTRICT

St. John's Church

Commission of Architectural Review

STAFF REPORT



APPLICANT

Center Creek Homes

STAFF CONTACT

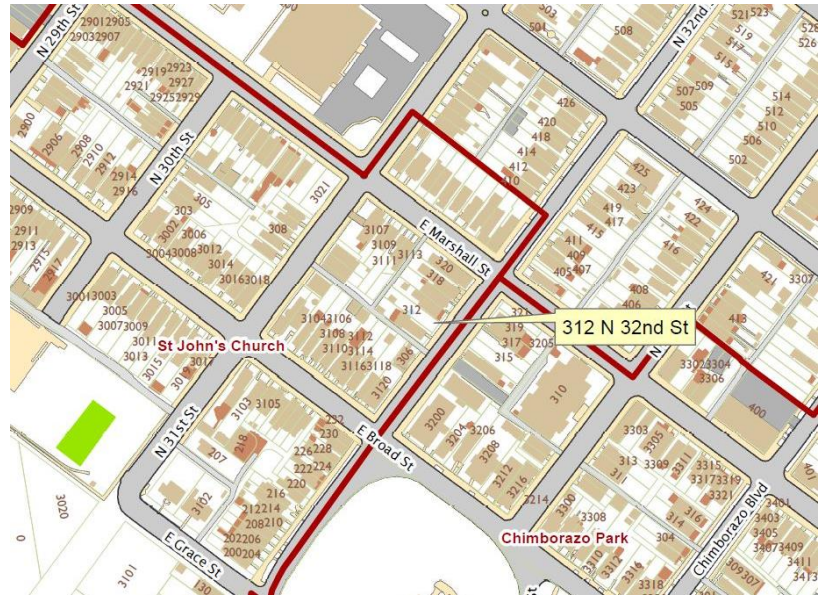
C. Jeffries

PROJECT DESCRIPTION

Add a rear screened porch to the previously approved design of a single-family residence.

PROJECT DETAILS

- The applicant proposes to add a screened porch to the design of a new single-family home approved by the Commission in February of 2019.
- The approved plans included a small deck (16' x 6'-6") at the rear of the home. The proposed screened porch appears to be of a similar size as the approved deck which will be 8' deep and 15'8" wide.
- A shed roof clad in asphalt shingles is proposed, as well as composite trim, prefinished aluminum railings and fiberglass screening.



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STAFF RECOMMENDATION

APPROVE WITH CONDITIONS

PREVIOUS REVIEWS

The new construction of the home was approved by the Commission in February 2019.

STAFF RECOMMENDED CONDITIONS

- The screening be placed on the interior of the posts and railing, to maintain the open appearance of the porch.
- The design of the porch roof be modified so the edge of the roof does not cover the corner board, and revised plans be submitted to staff for administrative review.
- An alternate material be used to clad the porch roof, specifications to be submitted to staff for administrative review.

STAFF ANALYSIS

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

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

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).

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.

Staff notes that the rendering appears to indicate that the edge of the roof on the south elevation will extend into the corner board. As porches are typically inset from a corner, staff recommends the design of the porch roof be modified so the edge of the roof does not cover the corner board, and revised plans be submitted to staff for administrative review.

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, as the proposed new construction is of a very traditional design, 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.

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.

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

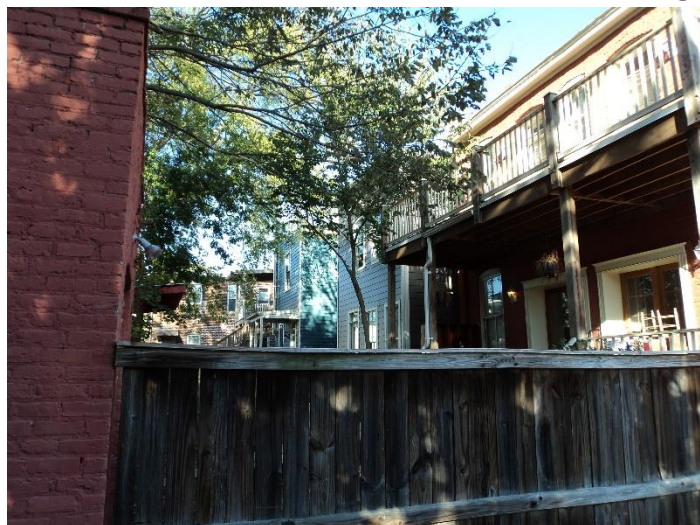


Figure 1. View of rear elevation from side alley