

6. COA-058375-2019

PUBLIC HEARING DATE

August 27, 2019

PROPERTY ADDRESS

507 North 29th Street

DISTRICT

Church Hill North

APPLICANT

M. Thorn



Commission of Architectural Review

STAFF REPORT

STAFF CONTACT

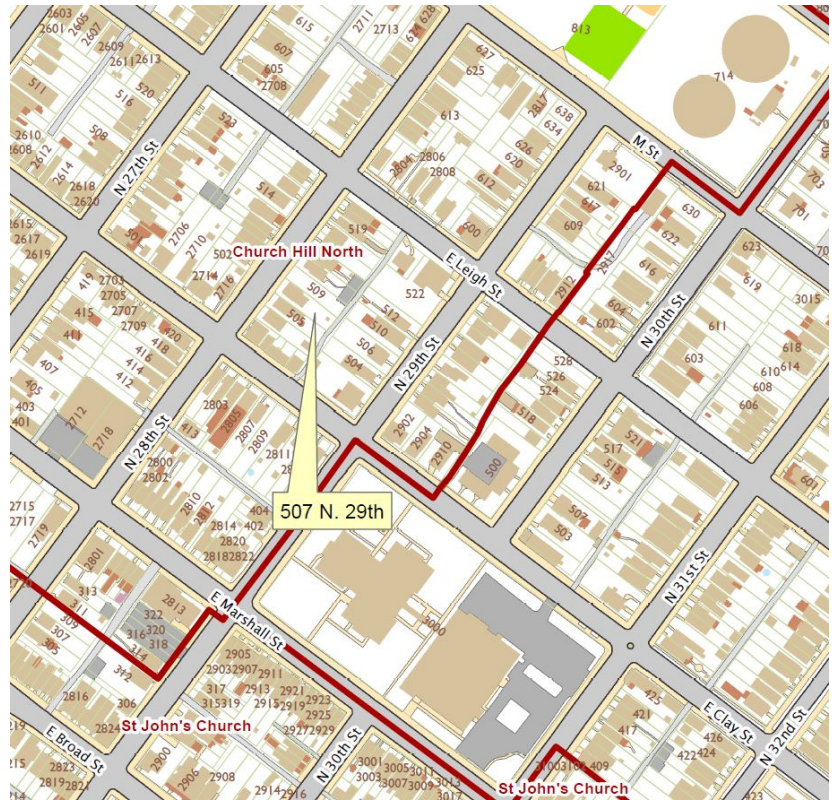
C. Jeffries

PROJECT DESCRIPTION

Remove an existing deck and construct a screened porch.

PROJECT DETAILS

- The applicant proposes to remove a contemporary rear deck and replace it with a 12' by 14' screened porch.
- The existing primary building is a 2-story frame Colonial Revival home near the corner of North 29th and East Clay streets.
- The proposed screen porch will be 14' to the roof ridge and will be constructed of pressure treated wood and composite decking. It will have a gable roof clad in shingles. The porch will be screened in using a Screen Eze system with minimal trim.
- The existing deck is not visible from the public right of way due to a rear yard privacy fence.



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STAFF RECOMMENDATION

APPROVE WITH CONDITIONS

PREVIOUS REVIEWS

None.

STAFF RECOMMENDED CONDITIONS

- The porch roof be redesigned to be more consistent with the primary structure and the district
- The porch be inset at least 6 inches from the north wall of the home
- Revised plans be submitted to staff for administrative approval
- The sub-decking be screened with lattice or brick piers
- The porch utilize a Richmond Rail or the pickets be placed on the interior of the rail for a more finished appearance
- The porch be painted or stained a neutral color, the color to be submitted for administrative approval

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 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.

The proposed construction, however, is not compatible with the materials or design of the primary structure or the district. Staff recommends that the porch roof be redesigned to be more consistent with the primary structure and the district, and the porch be inset at least 6 inches from the north wall of the home, to be more consistent with historic patterns. Revised plans should be submitted to staff for administrative approval. Further, staff recommends the sub-decking be screened with lattice or brick piers; the porch utilize a Richmond Rail or the pickets be placed on the interior of the rail for a more finished appearance; and it be painted or stained a neutral color, the color to be submitted for administrative approval.

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 yard from North 29th Street.



Figure 2. View of rear elevation from alley.