

4. COA-078648-2020

PUBLIC HEARING DATE

September 22, 2020

PROPERTY ADDRESS

3411 East Marshall Street

DISTRICT

Chimborazo Park

APPLICANT

D. McClenny

STAFF CONTACT

C. Jeffries

Commission of Architectural Review

STAFF REPORT



PROJECT DESCRIPTION

Construct a roof over a second story rear porch.

PROJECT DETAILS

- The applicant requests approval to construct a roof over an existing second story rear porch. The existing building is a two-story frame home built in 2007.
- This application is the result of enforcement activity as the construction was completed without Commission approval.
- The second story roof covering is constructed of pressure treated wood, with a corrugated metal roof. Pressure treated 4x4 posts were installed on the interior of the existing railing, to support the new roof. A k-style gutter and downspout was installed for drainage.
- On a site visit staff also observed a new privacy fence in the rear yard. Staff also notes that screening was added to the first story of the rear porch without prior approval.



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STAFF RECOMMENDATION

APPROVE WITH CONDITIONS

PREVIOUS REVIEWS

None.

STAFF RECOMMENDED CONDITIONS

- The new pressure treated wood of the roof structure be painted or opaquely stained a neutral color.
- An application be submitted for any additional changes that are planned to the rear porch.

STAFF ANALYSIS

Standards for New Construction, Materials and Colors #2, pg. 47

Materials used in new residential construction should be visually compatible with materials used throughout the district.

The new roof structure is constructed of pressure treated wood with a corrugated metal roof and k-style gutter. As the house was constructed in 2007, staff finds that the materials used are compatible with contemporary construction, though the roof is not constructed in a traditional manner, with the posts supporting the structure placed inside of the existing railing, staff finds that structure is similar in appearance to a traditional two-story

rear porch. In addition, the existing home is not an existing building.

Staff also finds that the screening is a modern feature added to a contemporary building and recommends approval. Staff further recommends that the applicant submit an application for any additional changes that are planned to the rear porch.

Standards for New Construction, Porches and Porch Details #5, pg. 49

Porch roofs are encouraged to utilize standing- or flat-lock metal seam roofs that are hand-seamed, or closely approximate hand-seaming. Seams that, in section, are large, rectangular seams, reminiscent of pre-formed seams utilized on prefabricated industrial or commercial structures, are not acceptable. Membrane roofs are acceptable substitutes for flat-lock seamed metal roofs.

The corrugated metal roof is not a material typically found on primary buildings within the historic district, however the roofing is on a secondary elevation and only visible from the alley.

Standards for New Construction, Decks #2, pg. 51

Decks should be painted or stained a neutral color that complements one or more of the colors found on the main structure.

Staff recommends the new pressure treated wood of the roof structure be painted or opaquely stained a neutral color.

Fences and Walls #9, pg. 78

Rear-yard privacy fences should mimic traditional fence designs.

Staff finds that the new privacy fence meets the guidelines for fences and recommends 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. Rear porch and new roof



Figure 2. New privacy fence