



**Staff Report**  
**City of Richmond, Virginia**



**Commission of Architectural Review**

4. COA-104773-2022	Final Review	Meeting Date: 1/25/2022
Applicant/Petitioner	David Smith	
Project Description	Construct a covered rear porch.	
Project Location		
Address: 2606 W. Grace Street		
Historic District: West Grace Street		
<b>High-Level Details:</b> <ul style="list-style-type: none"> <li>The applicant proposes to construct a rear screened-in porch on a brick, colonial revival residence circa 1910</li> <li>The screened-in porch will have simple, wooden square posts and a gable roof form with flatlock or standing seam metal</li> <li>The porch will be constructed on brick piers and feature Richmond Rail and lattice between the brick piers.</li> </ul>		
Staff Recommendation	Approval, with Conditions	
Staff Contact	Alex Dandridge, <a href="mailto:alex.dandridge@rva.gov">alex.dandridge@rva.gov</a> , (804) 646-6569	
Previous Reviews	None.	
Staff Recommendations	<ul style="list-style-type: none"> <li>The rear facing gable not be open and screened-in, but rather closed and clad in horizontal siding or another appropriate treatment.</li> <li>Final material and color of the new metal roof be submitted for administrative review and approval.</li> <li>Final paint and/or stain colors be submitted for administrative review and approval.</li> <li>The new rear door be installed to fit within the width of the existing masonry opening, and that the existing arched brick detailing be retained.</li> </ul>	

## Staff Analysis

Guideline Reference	Reference Text	Analysis
Standards for New Construction, Form, pg. 49 #1	<p>1. New construction should use a building form compatible with that found elsewhere in the historic district. Building form refers to the specific combination of massing, size, symmetry, proportions, projections and roof shapes that lend identity to a building. Form is greatly influenced by the architectural style of a given structure.</p>	<p>The new screened-in porch addition will feature a rear facing gable roof, which will be open and screened-in. Staff finds that the open gable is not a form found within the district, and not compatible with the existing building. This feature will be visible from the alley. <u>Staff recommends that the rear facing gable not be open, but rather closed and clad in horizontal siding or another appropriate treatment.</u></p>
New Construction, Porches and Porch Details, pg. 49 #2	<p>2. <i>Typical deck railings, consisting of nailed-up stock elements, are not approved as they are not based on a compatible historical model found in Richmond's Old and Historic Districts.</i></p>	<p>The screened porch will not feature nailed-up stock elements. The screen will be installed behind the porch columns and railings.</p>
New Construction, Porches and Porch Details, pg. 49 #5	<p>5. <i>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.</i></p>	<p>The screened-in porch will feature a metal roof, however the application does not specify whether it will be standing seam or flat lock metal. Staff finds that either is an appropriate treatment. <u>Staff recommends that the final material and color of the new metal roof be submitted for administrative review and approval.</u></p>
New Construction, Materials and Colors, pg. 53, #'s 1-4	<p>1. <i>Additions should not cover or destroy original architectural elements.</i></p> <p>2. <i>Materials used in new construction should be visually compatible with original materials used throughout the surrounding neighborhood.</i></p> <p>3. <i>Paint colors used should be similar to the historically appropriate colors already found in the immediate neighborhood and throughout the larger district (see Painting Section starting on page 60).</i></p> <p>4. <i>Vinyl, asphalt, and aluminum siding are not permitted for use in City Old and Historic Districts. Other synthetic siding materials with a smooth, untextured finish may be allowed in limited cases, but approval by the Commission is always required</i></p>	<p>The new screened porch and roof will obscure two rear masonry openings. <u>Staff recommends that all final paint and/or stain colors be submitted for administrative review and approval.</u></p>
New Construction, Door and Windows, pg. 49, #'s 4 & 5	<p>4. <i>Original masonry openings for doors and windows should be maintained. Infilling original masonry openings is strongly discouraged.</i></p> <p>5. <i>Original door and window surroundings should be retained. When selecting new</i></p>	<p>One rear window will be converted into a door, allowing for access onto the new screened-in porch. While the guidelines recommend against altering existing masonry openings, staff believes that due to the rear privacy fence, garage, and the addition of a screened porch, this alteration will be</p>



	<p>doors and door surrounds, keep in mind that leaded, beveled, or etched glass is rare in Richmond's Old and Historic Districts, and is strongly discouraged and rarely permitted. Similarly, stamped or molded faux paneled doors are inappropriate substitutes for door types found in Richmond's Old and Historic Districts.</p>	<p>minimally visible. Staff supports the conversion of this window into a door. Being unsure to what extent the screened-in porch will obscure the view of the rear openings, <u>staff recommends that the new rear door installed fit within the width of the existing masonry opening, and that the existing arched brick detailing be retained.</u> (see figure 4.)</p>
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**Figures**



Figure 1. Front facade, 2606 W. Grace Street



Figure 2. Rear brick wall and site of new screened-in porch



Figure 3. Rear of 2606 W. Grace Street. First floor rear windows will be obscured by new screened-in porch. Note arched brick detailing above rear windows.



Figure 4. Rear window details. Minimally visible from alley. (Zillow.com)