

3. COA-086191-2021

PUBLIC HEARING DATE

February 23, 2021

PROPERTY ADDRESS

116 West Leigh Street

DISTRICT

Jackson Ward

APPLICANT

C. Oliver

STAFF CONTACT

A. Dandridge

Commission of Architectural Review

STAFF REPORT

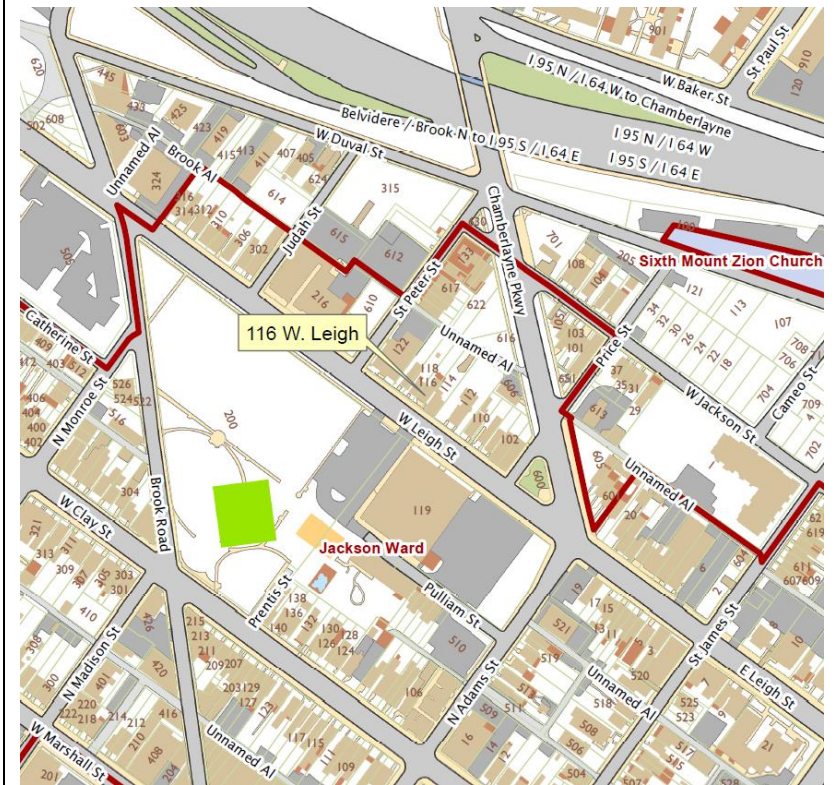


PROJECT DESCRIPTION

Reconstruct a front porch.

PROJECT DETAILS

- The applicant proposes to reconstruct the one-story, full-width front porch on a ca. 1900 Italianate residence.
- The porch will be 7' deep and 18'4" wide.
- The new porch will have a metal or membrane roof, 6x6" square columns on wooden decking boards, and Richmond Rail.
- The proposed porch will have a side stair with a landing supported by square posts.
- The proposed design is based off the front porch design of the neighboring property at 118 W. Leigh Street.



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STAFF RECOMMENDATION

APPROVE WITH CONDITIONS

PREVIOUS REVIEWS

The Commission has not previously reviewed this application.

STAFF RECOMMENDED CONDITIONS

- Applicant submit gutter specifications for staff review and approval
- Applicant submit final front porch roofing material for staff review and approval
- New front porch stairs be located on the front of the porch and project into the front yard, matching the historic photo
- Front porch utilize turned post and not square columns, matching the historic photo, and the material and design be submitted to staff for review and approval.
- Front porch utilize decorative brackets on either side of the porch posts to match the design of the decorative elements in the historic photo, and the material and design be submitted to staff for review and approval

STAFF ANALYSIS

Building *The entire porch should only be replaced if it* The original porch is no longer extant. The

Elements, Porches, pg. 71 #5	<i>is too deteriorated to repair or is completely missing; replacements should match the original as much as possible.</i>	applicant proposes to rebuild the front porch to match the design of the neighboring property. Staff located a historic photo of the building showing the original front porch design. <u>Staff recommends that the applicant not replicate the design of the neighboring front porch, but rather the new front porch match the original as seen in the historic photograph, replicating the design of the historic turned posts, front stair configuration, decorative brackets and braces, and roof form.</u>
Building Elements, Porches, pg. 71 #7	<i>When replacing a railing on a historic building which has lost its railing, the first step is to look for documentary evidence which records the appearance of that railing. If no documentary evidence survives, look for physical evidence (this may benefit from the help of a design professional).</i>	The applicant is proposing Richmond Rail for the railing design, which matches the historic design seen in the historic photograph. <u>Staff recommends approval of the proposed Richmond Rail.</u>
New Construction, Porches and Porch Details, pg 49 #5	<i>5. 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>	The applicant proposes to utilize either a metal roof or a membrane roof for the front porch. <u>Staff recommends approval of either a metal or membrane roof with final specifications being submitted to staff for review and approval.</u>
Guidelines for Administrative Approval of Gutter and Downspout Installation, Items that do not meet the Guidelines and will not be approved administratively or by the Commission	<i>The installation of suspended gutters of an inappropriate profile or material. Inappropriate materials include vinyl and synthetic materials. Inappropriate profiles are those that introduce a new, and incompatible element that detracts from the roof and/or cornice line, such as k-style gutters.</i>	<u>Staff recommends the applicant submit additional information regarding any proposed gutters for administrative approval.</u>

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. Front façade, 116 W. Leigh St.



Figure 2. Historic photo, 116 W. Leigh St., 1956



Figure 3. Front façade and porch 118 W. Leigh St.



Figure 4. 110 Block W. Leigh St. – Front Porches