

**COMMISSION OF ARCHITECTURAL REVIEW  
STAFF REPORT  
August 22, 2017, Meeting**

6. **COA-021092-2017** (A. Jenkins)

**18 West Leigh Street  
Jackson Ward Old and Historic District**

**Project Description: Construct a new rear porch and a single story garage.**

**Staff Contact:**

**M. Pitts**

The applicant requests approval to construct a 2<sup>nd</sup> story covered porch at the rear of a residential structure and a single story garage at the rear of the property in the Jackson Ward Old and Historic District. The primary structure is a two-story, Queen Anne brick home with a projecting turret and a false mansard slate roof. The applicant came before the Commission on May 23, 2017 for the review of the construction of a second story porch at the rear of the structure which was needed to provide access to a 2<sup>nd</sup> floor apartment. The Commission deferred the application to allow the applicant the opportunity to submit revised drawings that reflect the proposed location of the stairs and dimensions for the stairs that meet building code. The Commission expressed concerns regarding the long run of stairs into the back yard and encouraged the applicant to explore an alternate stair configuration.

With this new application, the applicant is requesting permission for an alternate design for the rear stairs and to construct a garage and parking area. The applicant is proposing a 2<sup>nd</sup> story rear porch that will connect to an existing side porch. The proposed stairs will run along the south side of the property, have a landing, and then turn 90 degrees to the north. The proposed roof will be a shed roof with a hip at the south corner to tie into the existing porch roof. The roof will be clad in membrane. The porch will be constructed in pressure treated wood and will project 8 feet from the rear building wall. The applicant has been in contact with both zoning and building staff regarding the code requirements.

The applicant is proposing a 20' by 26' garage with a 20' by 20' parking area adjacent to the rear alley. The project description notes that the garage will be clad in fiber cement lap siding or brick. The garage will be 12 feet in height. The applicant is proposing a minimally sloped shed roof with a one foot overhang on all sides. The proposed garage door which will be 18' by 7' and the entry door will be on the west elevation.

**Staff recommends approval of the project with conditions.** The proposed deck is consistent with the Commission's Guidelines for decks found on page 51 of the *Richmond Old and Historic Districts Handbook and Design Review Guidelines* as the deck is located at the rear of the property and does not damage any significant site features. The *Guidelines* note that the railing's design may be Richmond rail or a contemporary railing that is in scale with the house and the deck (pg. 51, Decks # 3). As details of how the pickets are to be

installed was not provided, staff recommends the porch railing be a standard Richmond rail design, or the pickets be placed on the inside of the handrail for a more finished appearance. As the *Guidelines* note that 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 applicant paint or stain the structure a color to be administratively approved by staff. The applicant has responded to the Commission's concerns regarding the stair run by eliminating the straight run of the stairs.

The Commission's *Guidelines* for residential outbuildings note that garage design should be compatible with the design of the primary building on the site, including roof slope and materials selection; and that newly constructed outbuilding should respect the siting, massing, roof profiles, materials and colors of existing outbuildings in the neighborhood (pg. 51, Residential Outbuildings #1, #2). The majority of the historic outbuildings found in the district are set to the rear property line, one to two stories, have parapet and shed roofs, and are constructed of brick. On the subject block, no historic outbuildings remain. The outbuildings on the subject block are newly constructed garages of frame construction setback from the alley. Only one of the existing garages is located in the City Old and Historic District and is a garage associated with a CAR approved new single family home. As the outbuildings in the subject block are of frame construction and the historic outbuildings and the primary structure are brick, staff supports both alternative building materials as they are consistent with outbuildings in the neighborhood. Staff recommends the roof be a parapet and shed roof design as the proposed overhanging eaves are not a traditional roof form found in the district. Staff recommends details of the proposed garage door, lighting fixtures, paint colors, and parking hardscaping be provided for administrative review and approval.

It is the assessment of staff that, with the conditions noted above, the application is consistent with the Standards for Rehabilitation and New Construction outlined in Sections 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 page cited above, adopted by the Commission for review of Certificates of Appropriateness under the same section of the code.