



Staff Report
City of Richmond, Virginia



Commission of Architectural Review

7. COA-120548-2022	Final Review	Meeting Date: 11/22/2022
Applicant/Petitioner	Gareth Allerston Whitlow	
Project Description	Add a canopy and composite decking boards to an existing rooftop patio.	
Project Location		
Address: 401 Brook Road		
Historic District: Jackson Ward		
High-Level Details: <p>The applicant proposes install composite decking boards onto an existing rooftop patio.</p> <p>A new canopy is proposed on the building's south elevation, overtop of the existing door and windows.</p> <p>The footprint of the existing patio will not change and the existing handrails will remain. The decking boards will not be visible from the street, and the canopy will be visible from Brook and E. Marshall Streets.</p>		
Staff Recommendation	Partial Approval	
Staff Contact	Alex Dandridge, alex.dandridge@rva.gov , (804) 646-6569	
Previous Reviews	None.	
Conditions for Approval	<ul style="list-style-type: none"> Denial of the canopy structure as proposed, and that the applicant consider removable shade structures such as umbrellas or a retractable canopy system as a less permanent and visually obtrusive solution. Approval of the installation of composite decking boards, bench, and planters on the rooftop deck. 	

Staff Analysis

The *Guidelines* do not specifically address the addition of a canopy to an existing building, therefore this analysis is based on the Guidelines for new construction, specifically for additions and porch details.

Guideline Reference	Reference Text	Analysis
Standards for New Construction, Height, Width, Proportion & Massing. Pg. 47	<p><i>1. Additions should not obscure or destroy original architectural elements.</i></p> <p><i>2. Materials used in new residential construction should be visually compatible with original materials used throughout the district.</i></p> <p><i>3. Paint colors for new additions should complement the historically appropriate colors used on the primary structure. Paint colors used should be similar to the historically appropriate colors already found in the district (see Painting Section starting on page 60).</i></p> <p><i>4. 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 require</i></p>	<p>The canopy is proposed to be located between the exterior second-floor wall of 403 Brook Road and the slanted exterior wall on the eastern side of the patio. The canopy will be 12' in depth and 8' tall at the fascia, and 34.5' in length. The roof of the new canopy will be attached to the building between the 2nd & 3rd floor windows.</p> <p>The canopy will be supported by 6" posts and will have a sloped metal roof.</p> <p>While setback, the new canopy structure will be visible from Brook Rd. and E. Marshall Street. Due to the sloped roof, the canopy will likely obscure portions of the existing masonry window openings (existing windows are not original).</p> <p>The three-story, back portion of 401 Brook Road originally served a warehouse. Staff finds that the existing large masonry openings (while altered slightly) and the massing of this portion of the building still reads as a warehouse use. Introducing a permanent sloped roof element at this scale would add an element that would alter the appearance of the building as warehouses do not often have covered porches, but rather a simple rectangular form that reflects their function.</p> <p><u>Staff recommends denial of the canopy structure as proposed, and that the applicant consider removable shade structures such as umbrellas or a retractable canopy system as a less permanent and visually obtrusive solution.</u></p>
Standards for New Construction, Porches and Porch Details, pg. 49	<p><i>5. Porch roofs are encouraged to utilize standing- or flat-lock metal seam roofs that are hand-seamed, or closely approximate hand. 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 canopy structure will have a standing seam metal roof.</p> <p>The applicant is proposing composite decking boards, furniture, planters, and a slightly raised deck area close to the face of the building underneath the western side of the canopy structure. <u>Staff believes these elements will not be visible and are removable and recommends their approval.</u></p>

Building Elements, Awnings, Awning Design & Placement, pg. 72	1. Awnings should be placed carefully so that building elements or existing materials are not damaged or obscured.	While not specifically an awning, the intent of the canopy structure is the same. Staff believes that the canopy structure will obscure the existing windows and rectangular form of this industrial building.
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Figures



Figure 1. Façade photo 1950's. Warehouse windows still present on rear portion of 401 Brook. It appears one of the existing opening. It appears that new masonry opening have been cut to allow for access onto the existing rooftop patio.