



Staff Report
City of Richmond, Virginia



Commission of Architectural Review

5.COA-111518-2022	Final Review	Meeting Date: 5/24/2022
Applicant/Petitioner	Maggie Lines	
Project Description	Construct a new rear screened in porch.	
Project Location		
Address: 2618 E. Clay St.		
Historic District: Church Hill North		
High-Level Details: <ul style="list-style-type: none"> Applicant proposes to construct a rear screened-in porch on a frame, Greek Revival dwelling circa 1860. The new screened in porch will have a gable roof form clad in metal, and will be constructed of wood. The other materials will be pressure treated composite decking boards in a dark brown for the floor and stairs. Black screens for the sides. All trim will match the existing color of the trim on the house which is Sherwin Williams Roycroft Vellum. There is not a public alley directly behind the property, however the proposed rear screened-in porch will be minimally visible from N 27th street. 		
Staff Recommendation	Approval, with Conditions	
Staff Contact	Alex Dandridge, alex.dandridge@rva.gov , (804) 646-6569	
Previous Reviews	None.	
Conditions for Approval	<ul style="list-style-type: none"> Staff recommends that the skylights be installed flush with the roof, to be noted and shown on the plans prior to applying for a building permit. 	

Staff Analysis

Guideline Reference	Reference Text	Analysis
---------------------	----------------	----------

<p>New Construction, Decks, pg. 51 #1-5</p>	<p><i>1. Decks should not alter, damage or destroy significant site elements of the property.</i></p> <p><i>2. Decks should complement the architectural features of the main structure without creating a false historical appearance. Decks should be painted or stained a neutral color that complements one or more of the colors found on the main structure.</i></p> <p><i>3. Deck design may include vertical picket balustrades or contemporary railing that is in scale with the house and the deck.</i></p> <p><i>4. Deck sub-decking should be screened with wood lattice work or with brick piers.</i></p> <p><i>5. As is the case with all other auxiliary structures, decks cannot be constructed in front yards (in accordance with the Zoning Ordinance).</i></p>	<p>The rear of the existing dwelling does not feature any significant architectural detailing or site elements. The proposed screened-in porch will cover a rear window, however it doesn't appear that that the window opening will be altered.</p> <p>The proposed screened-in porch will have a gray metal roof, and the framing will be painted the same color as the main building.</p> <p>The screened-in porch will be constructed on the rear of the main building, which is a secondary elevation. Staff notes that there is not a public alleyway behind the subject property, and the proposed work will only be minimally visible from N. 27th Street.</p> <p>The decking boards and stairs will be constructed using composite decking boards. These elements will not be visible from the public right-of-way.</p> <p>The design of the screened-in porch will not incorporate any balustrade or traditional porch features, however it is a simple design that reads as new construction, differentiating it from the existing dwelling.</p>
<p>SOI Standards for Rehabilitation , #9, pg. 5</p>	<p><i>New additions, exterior alterations or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale and architectural features to protect the historic integrity of the property and its environment.</i></p>	<p>The proposed screened-in porch will not destroy historic materials that characterize the property.</p> <p>The porch will be differentiated from the existing dwelling in design, roof form, and it will be inset from the side of the building. The roof of the new porch will be attached to the existing building beneath the eaves of the existing building.</p> <p>Two skylights will be installed on the roof of the proposed addition. <u>Staff recommends that the skylights be installed flush with the roof, to be noted and shown on the plans prior to applying for a building permit.</u></p>
<p>Standards for New Construction, Siting, #1, pg. 46</p>	<p><i>1. Additions should be subordinate in size to their main buildings and as inconspicuous as possible. Locating additions at the rear or on the least visible side of a building is preferred.</i></p>	<p>The proposed screen-in porch will be subordinate in size to the main building and will be located in the rear.</p>
<p>Standards for New Construction,</p>	<p><i>1. Additions should not obscure or destroy original architectural elements.</i></p>	<p>The proposed screen-in porch will obscure one rear window. Staff doesn't believe that</p>

<p>Materials & Colors, #'s 1-3, pg. 47</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.</i></p>	<p>this will negatively impact the character of the building.</p> <p>Materials used in the new construction will include a metal roof, treated lumber, and black mesh screen. These materials are compatible with original materials used throughout the district.</p>
---	--	--

Figures



Figure 1. Façade photo, City Assessor's



Figure 2. Conceptual Rendering of rear porch



Figure 3. View of rear seen from N. 27th Street