



Staff Report
City of Richmond, Virginia



Commission of Architectural Review

6. COA-111525-2022	Final Review	Meeting Date: 5/24/2022
Applicant/Petitioner	Aaron Olson - Designs by Aaron Olson, Inc.	
Project Description	Construct a new rear porch and brick wall.	
Project Location		
Address: 1606 W. Grace St.		
Historic District: West Grace Street		
High-Level Details: <ul style="list-style-type: none"> The applicant proposes to construct a rear brick wall with a metal gate and interior planters, a rear covered deck with a metal roof, and a brick pathway to the rear deck. The covered deck will only be visible from the alley. 		
Staff Recommendation	Approval, with Conditions	
Staff Contact	Alyson Oliver, alyson.oliver@rva.gov , 804-646-3709	
Previous Reviews	None.	
Conditions for Approval	<ul style="list-style-type: none"> Final material specifications for the brick wall and rear steps be submitted to staff for administrative review and approval. Applicant submit a final metal railing design and dimensions and the metal roof color to staff for administrative review and approval. The proposed covered porch columns be wood. Either box or half round gutters be used, final specifications submitted for administrative approval. 	

Staff Analysis

Guideline Reference	Reference Text	Analysis
<p>Standards for Site Improvements, Fences & Walls, pg. 78</p>	<p><i>6. A new fence or wall should be constructed using materials and designs appropriate to the District. Height restrictions are governed by the Zoning Ordinance.</i></p> <p><i>9. Rear-yard privacy fences should mimic traditional fence designs.</i></p>	<p>The applicant proposes to construct a brick wall in the rear of the property with a metal gate. The existing dwelling on the property and the surrounding dwellings are constructed primarily of brick. Therefore, staff finds that the proposed wall will be compatible with the character of the surrounding neighborhood. <u>Staff recommends that final material specifications be submitted to staff for administrative review and approval.</u></p> <p>The proposed metal gate will feature a powder coated finish and is generally compatible with the character of the surrounding neighborhood.</p> <p>The applicant is also proposing a metal gate to the side of the existing dwelling on the front façade. This gate will match the proposed gate in the rear and is compatible with the character of the surrounding neighborhood.</p> <p>The new fence will obscure the proposed planters. Therefore, they will not be considered in this review.</p>
<p>Standards for Site Improvements, Sidewalks and Curbs, pg. 76</p>	<p><i>4. Brick or granite pavers are the most appropriate choice in most Old and Historic Districts.</i></p>	<p>The applicant is proposing a pathway of brick pavers leading from the rear gate. Staff finds that this is an appropriate material and is supportive of this request.</p>
<p>Guidelines for Administrative Approval of Porch Decking</p>	<p><i>Synthetic porch decking is permissible as a substitute material if certain criteria are met.</i></p>	<p>The applicant is proposing to install new wood framed steps with composite treads leading to the rear deck. Due to the configuration of the proposed rear wall, these steps are likely to only be minimally visible. Staff is supportive of this request and <u>recommends that final material selection be submitted to staff for administrative review and approval.</u></p>
<p>New Construction, Porches and Porch Details</p>	<p><i>1. Porch railings and balustrades are important character-defining features of historic buildings. The proportions of these railings are a significant contributing feature to the appearance of</i></p>	<p>The proposed covered porch will feature a sloped metal roof supported by 8” square columns and will have 36” metal railings. The applicant did not submit information on column material or gutters and downspouts. <u>Staff recommends that the proposed covered</u></p>

	<p><i>both the individual structure and the character of the entire neighborhood.</i></p> <p><i>3. New porch railing designs, compatible with the overall design of the building, will also be considered.</i></p> <p><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></p>	<p><u>porch columns be wood. Staff also recommend that either box or half round gutters be used. final specifications submitted for administrative approval.</u></p> <p>Staff finds the overall design is compatible with the building, but <u>recommends that the applicant submit a final metal railing design and dimensions, inspired by the surrounding historic context, and the metal roof color to staff for administrative review and approval.</u></p>
--	--	--

Figures



Figure 1. Front façade, existing.



Figure 2. View of rear façade, existing.



Figure 3. Existing wood fence to right of front façade, to be replaced.