

**COMMISSION OF ARCHITECTURAL REVIEW
STAFF REPORT
May 22, 2018 Meeting**

4. COA-034555-2018 (H. and R. Estes)

**15 N. Boulevard
Boulevard Old and Historic District**

Project Description: Enclose the first story of a rear porch.

Staff Contact: C. Jeffries

The applicant requests approval to enclose a rear secondary porch and construct a 6'x16' mudroom on a home in the Boulevard Old and Historic District. Specifically, the applicant proposes to enclose the rear 1st floor porch using 3 double hung sash wood windows and a half lite door and to install beaded wood pine painted paneling above and below the windows. The new materials will be painted white to match the existing enclosure on the second story of the porch. The 2nd story enclosure was approved by the Commission in January 2014.

The *Richmond Old and Historic Districts Handbook and Design Review Guidelines* allows for porch enclosures only on secondary elevations, and offers the following recommendations for treatment:

Solid materials are not recommended for use in enclosure projects since they can radically alter the historic appearance of a porch. Glass enclosures which reveal decorative porch elements are strongly preferred. (Pg. 61, #11)

Staff recommends approval of the project with a condition.

The proposed porch enclosure generally retains the openness of the porch, however, staff recommends that the glazing be continued to up to the bottom of the skirt board by installing a transom above the door and either installing transoms or changing the head height of the windows. The revised design to be submitted to staff for administrative review.

It is the assessment of staff that the application, with the condition noted above, is consistent with the Standards for New Construction outlined in Section 114-903.7(c) of the City Code, as well as 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.