

**COMMISSION OF ARCHITECTURAL REVIEW
STAFF REPORT
August 25, 2015 Meeting**

12. CAR No. 15-103 (J. Jureldini)

**106 E. Clay Street
Jackson Ward Old and Historic District**

Project Description:

Enclose existing side porch

Staff Contact:

K. Chen

The applicant requests approval to enclose an existing two-story side porch located in the Jackson Ward Old and Historic District. The primary structure on the property is an attached two-story over a raised basement, brick, Italianate-style dwelling constructed ca. 1880. The applicant is pursuing rehabilitation tax credits for this project.

The applicant is proposing to enclose a two story porch on the east elevation of the house. The porch has been heavily altered over the years and little historic fabric remains except for the roof structure. The basement level is enclosed by a cmu retaining wall that will be parged. The first floor is supported by wood posts that will be replaced with brick piers. New 6" pvc columns will be installed on the first and second stories and the spaces between enclosed with 4" wide vertical pvc boards, and 6/6 double-hung aluminum clad windows or fixed louvered shutters. The use of shutters to enclose porches is a historic treatment seen in many mid- to late-nineteenth-century houses in Richmond.

Staff recommends approval of the porch enclosure with a condition. *The Richmond Old and Historic District Handbook and Design Review Guidelines* state that solid materials are not recommended for use in enclosure projects since they radically alter the historic appearance of a porch. Glass enclosures which reveal decorative porch elements are strongly preferred (pg. 67). The loss of historic fabric, the use of vertical and horizontal elements, and the incorporation of windows and shutters allow the porch to continue to be read as such. The Commission's approval should be conditioned upon the work being performed in conformance with the Part II Tax Credit application approval and conditions. In addition, the applicant should submit any additional conditions subsequently imposed by DHR or the National Park Service to CAR staff for administrative review and approval.

It is the assessment of staff that the application to construct the enclosure of the rear porch, is consistent with the Standards for Rehabilitation outlined in Section 114-930.7(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.