

**COMMISSION OF ARCHITECTURAL REVIEW  
STAFF REPORT  
September 27, 2016 Meeting**

8. **CAR No. 16-132** (L. Niblett)

**2205 Venable Street  
Union Hill Old and Historic District**

**Project Description:**

**Enclose 2<sup>nd</sup> story rear porch of a home which was constructed in 2009.**

**Staff Contact:**

**M. Pitts**

The applicant requests approval to enclose a rear 2<sup>nd</sup> story porch with windows on a home in the Union Hill Old and Historic District. This application is the result of enforcement activity as the porch was enclosed without review by the Commission. The subject home was constructed in 2009 with permits filed prior to the establishment of the Union Hill Old and Historic District. The applicant has enclosed the porch by installing 1/1 storm windows above the porch handrail and a single lite window below the handrail. The handrails, columns, and pickets are visible with the proposed design.

**Staff recommends approval of the project with a conditions.** The *Richmond Old and Historic Districts Handbook and Design Review Guidelines* state that for porch enclosures, glass enclosures which reveal decorative porch elements are strongly preferred as solid materials radically alter the historic appearance of a porch (pg. 67, #13). Though the proposed porch is not historic as the structure is of modern construction, the applicant has ensured the appearance of the porch remains by utilizing a glass enclosure. For this reason, staff recommends approval of the proposed enclosure.

It is the assessment of staff that the application is consistent with the Standards for Rehabilitation in Section 30-930.7(b) of the City Code, as well as with the *Richmond Old and Historic Districts Handbook and Design Review Guidelines*, specifically the pages cited above, adopted by the Commission for review of Certificates of Appropriateness under the same section of the code.