



Staff Report
City of Richmond, Virginia

RICHMOND PLANNING & DEVELOPMENT REVIEW



Commission of Architectural Review

Write legislation/ordinance number here.	Final Review	Meeting Date: 11/23/2021
Applicant/Petitioner	Jean Wight	
Project Description	Enclose a second story rear porch.	
Project Location		
Address: 2306 E. Grace St.		
Historic District: St. John's Church		
High-Level Details: <ul style="list-style-type: none"> • Ca 1813 Federal Style • Applicant proposes enclosing a rear 2nd story porch. • Enclosure proposes standing seam copper roof, aluminum clad insulated glass casement windows and hardiplank panel siding. • Applicant has stated that original two story porch was removed by previous owner. 		
Staff Recommendation	Approval	
Staff Contact	Eva Campbell	
Previous Reviews	September 25 th 2007 CAR approved a COA for the replacement of non-original rear porch with current covered one-story porch.	

Staff Analysis

Guideline Reference	Reference Text	Analysis
Porches, Entrances, and Doors, pg. 71, #13	<i>Porches to aid in energy conservation are only appropriate on secondary elevations. Solid materials are not recommended for use in enclosure projects since they can radically alter the historic appearance of a porch. Glass</i>	The proposed porch enclosure is on the rear elevation. The windows are also quite large and give the porch a very open appearance.

	<i>enclosures which reveal decorative porch elements are strongly recommended.</i>	
Standards for New Construction, Materials & Colors, pg. 47, #4	<i>Vinyl, asphalt, and aluminum siding are not permitted for use in City Old and Historic Districts. Other synthetic siding materials with a smooth, untextured finish may be allowed in limited cases, but approval by the Commission is always required.</i>	The exterior materials proposed are a combination of Hardiplank panels and Boral with a solid Azec trim. The entire exterior will be painted to match the existing porch below.
New Construction, Doors & Windows, pg. 56, #4	<i>Because the material cannot be manufactured to model effectively the appearance of historic windows, vinyl windows are not appropriate for contributing buildings in historic districts.</i>	The proposed windows are aluminum clad which is an approvable material for windows.
Siting and Form, pg 46, #1	<i>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 the building is preferred.</i>	The addition is subordinate in size and located on the rear of the building. Staff notes that neighboring properties also have rear double covered porches.
Materials and Colors, pg. 47 #1	<i>Additions should not obscure or destroy original architectural elements.</i>	The roof of the enclosure will be attached in a location above the existing Jack-Arched window, and below the roofline of the rear gable, and will not impact or alter these existing architectural elements

Figures

Figure 1. 1924-1925 Sanborn Map

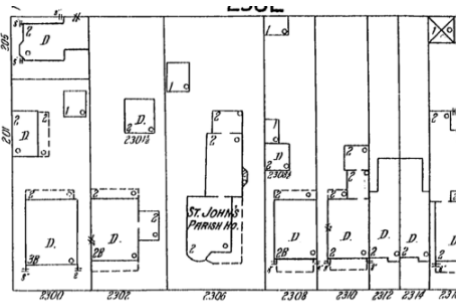


Figure 2. Historic photo



