

**COMMISSION OF ARCHITECTURAL REVIEW
STAFF REPORT
July 25, 2017, Meeting**

4. **COA-019928-2017** (D. & S. Cochran)

**201 South Boulevard
Boulevard Old and Historic District**

Project Description:

**Install front porch roof and
create door opening at the rear.**

Staff Contact:

C. Jeffries

The applicant requests approval to reconstruct the front porch roof and create a double-door opening to a rear porch on this Spanish eclectic style home in the Boulevard Old and Historic District. The applicant is proposing to reconstruct the porch roof which was removed by a previous owner. The roof will have a mansard slope with Spanish tiles to match the roof over the entry. In the rear, the applicant is proposing to install a wood double French door with simulated divided lites.

Staff recommends approval of the project as submitted, with a condition.

Porch roof: *The Richmond Old and Historic District Handbook and Design Review Guidelines* state that documentation should be used when reconstructing missing elements (pg. 57). The applicant has submitted documentation that shows the previous porch roof, though it was clad in standing seam metal. The applicant also located a home of similar design nearby, outside of the district, which has Spanish tiles on the front porch roof. Staff notes that the pitch of the porch roof is different on this home and the overall design is not exactly the same but similar to the subject building. Documentation that shows physical evidence of the previous porch roof was also submitted. Based on the documentation, staff recommends approval of the reconstruction of the porch roof as submitted.

Rear door: *The Richmond Old and Historic District Handbook and Design Review Guidelines* recommend against adding an entrance on a primary elevation (pg.69, #10). The applicant is proposing to add an entrance on the rear elevation, which is partially visible from Parkwood Avenue. The proposed door is a wood double French door with simulated divided lites in a 15-lite configuration. The proposed design is compatible with the French doors on the front of the structure. Staff recommends approval of the new opening with the condition that the door color be submitted to staff for administrative review and approval and that the simulated divided lites include interior and exterior muntins and a spacer bar.

It is the assessment of staff that the application, with the noted condition, is consistent with the Standards for Rehabilitation outlined 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.