



**Staff Report**  
**City of Richmond, Virginia**



**Commission of Architectural Review**

4.COA-150518-2024	Final Review	Meeting Date: 7/23/2024
Applicant/Petitioner	Enclose a side covered porch.	
Project Description	Manuch Amir	
Project Location:		
Address: 3820 Hermitage Road		
Historic District: Hermitage Road		
High-Level Details:		
<p>The applicant proposes to enclose a side covered porch on a Italian Renaissance Revival Style single-family dwelling ca. 1928.</p> <p>The enclosure will be clad in stucco to match the existing building and will feature large casement windows with transoms and divided lights. There will be a double door facing the rear yard.</p> <p>Existing columns and architectural detailing will be retained.</p>		
Staff Recommendation	Approval, with Conditions	
Staff Contact	Alex Dandridge; <a href="mailto:alex.dandridge@rva.gov">alex.dandridge@rva.gov</a> ; (804) 646-6569	
Previous Reviews	None.	
Conditions for Approval	<ul style="list-style-type: none"> <li>The enclosure be constructed in a way that protects and preserves the existing historic architectural features as much as possible.</li> </ul>	

**Staff Analysis**

Guideline Reference	Reference Text	Analysis
<b>Entrance and Porch Removal, Replacement and Reconstruction, pg. 71</b>	<p>4. Do not remove or radically change entrances and porches important in defining the building's overall historic character. Front and side porches are architecturally more ornate than utilitarian back porches.</p> <p>12. Do not enclose porches on primary elevations.</p>	<p>The existing side porch features wide overhanging eaves with exposed rafter tails all supported by simple, yet robust columns. These elements are important in defining the overall character of the building.</p> <p>The porch enclosure will be designed around these features to not remove or destroy them.</p> <p>While the enclosure is visible from Hermitage Road, it is located on the south, side elevation. The large casement</p>

	<p>13. Porch enclosures 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 enclosures which reveal decorative porch elements are strongly preferred</p>	<p>windows with divided lights proposed for the enclosure will maintain the open appearance of the porch.</p> <p>Staff finds that the enclosure is appropriate, as the character defining features of the porch will be retained, and the abundance of large casement windows will maintain the open appearance of the porch.</p> <p><u>Staff recommends that the enclosure be constructed in a way that protects and preserves the existing historic architectural features as much as possible.</u></p>
<p><b>Porch and Entrance Repair, pg. 71</b></p>	<p>8. Do not strip entrances and porches of historic material and details that should be retained in any repair or partial replacement.</p>	<p>The side porch will not be stripped of historic material and details.</p>

It is the assessment of staff that, with the conditions above, the application is consistent with the Standards for Rehabilitation and New Construction outlined in Section 30-930.7 (b) and (c) 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.

## Figures

Figure 1. Façade, 3820 Hermitage Road.



Figure 2. View of side porch proposed for enclosure from Hermitage Road.



Figure 3. 3820 Hermitage Road, 1950s, City of Richmond Assessor

