



Staff Report
City of Richmond, Virginia



Commission of Architectural Review

8. COA-161219-2025	Final Review	Meeting Date: 2/25/2025
Applicant/Petitioner	Luriel Smith-Harrison	
Project Description	Remove the deteriorated rear porch and construct a new addition designed to resemble the existing porch as an enclosure.	
Project Location		
Address: 2715 East Broad Street		
Historic District: St. John's Church		
<p>High-Level Details:</p> <p>The property is a two-story, brick, single-family detached dwelling in the Second Empire style ca. 1885.</p> <p>The applicant seeks to remove the rear porch and construct a new addition designed to reference the existing two-story rear side porch. The first floor will serve as a mudroom, while the second floor will function as a utility room/office. The design will reference the original structure, though original materials cannot be salvaged due to their deteriorated condition. The exterior will feature Hardie plank siding in CAR-approved colors.</p>		
Staff Recommendation	Approval, with Conditions	
Staff Contact	Alex Dandridge, alex.dandridge@rva.gov, (804) 646-6569	
Previous Reviews	None.	
Staff Recommendations	<ul style="list-style-type: none"> • Staff recommends that the fiber cement siding have a smooth, unbeaded finish, as faux wood grain texture is not permitted. • Staff recommends that the final paint color be submitted for administrative review and approval. • Staff recommends new windows for rear addition be larger and without divided lights to reference the existing open porch where feasible. • Staff recommends pilasters to be the same width and have the same detailing as existing columns. 	

Staff Analysis

Guideline Reference	Reference Text	Analysis
<p>Standards for New Construction, Materials & Colors, pg. 47</p>	<p>1. Additions should not obscure or destroy original architectural elements.</p> <p>2. Materials used in new residential construction should be visually compatible with original materials used throughout the district.</p> <p>3. Paint colors for new additions should complement the historically appropriate colors used on the primary structure. Paint colors used should be similar to the historically appropriate colors already found in the district (see <i>Painting Section starting on page 60</i>).</p> <p>4. 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.</p>	<p>The applicant proposes to remove the rear two-story porch. The enclosure will not significantly alter the architectural character of the residence, and the proposed materials will maintain visual compatibility with the historic district.</p> <p>The design retains all existing exterior doors and includes five (5) new wood-clad triple double-hung windows with true divided lites. The enclosure will be clad in Hardie plank siding.</p> <p><u>Staff recommends pilasters to be the same width and have the same detailing as existing columns.</u></p> <p><u>Staff recommends that the fiber cement siding have a smooth, unbeaded finish, as faux wood grain texture is not permitted.</u></p> <p><u>Staff recommends that the final paint color be submitted for administrative review and approval.</u></p>
<p>Building Elements; Porches, Entrances & Doors, pg. 71</p>	<p>12. Do not enclose porches on primary elevations.</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>14. Do not remove original doors and door surrounds. Replacement doors and door surrounds with stamped or molded faux paneling or leaded, beveled, or etched glass are strongly discouraged and rarely permitted. Stamped or molded faux paneled doors are inappropriate substitutes for door types found in historic districts.</p>	<p>The proposed work will not affect or be visible from the public right-of-way. The final design incorporates large windows to minimize any significant impact on the historic appearance of the residence, however it is suggested that the applicant explore the feasibility of enlarging glass surface area to reference existing open porch. All original doors and door surrounds will be retained. Staff finds the proposed scope of work appropriate and consistent with the character of the historic district and neighborhood.</p> <p><u>Staff recommends new windows for rear addition be larger and without divided lights to reference the existing open porch where feasible.</u></p>
<p>Building Elements; Awnings, pg. 72</p>	<p>1. Awnings should be placed carefully so that building elements or existing materials are not damaged or obscured.</p>	<p>Applicant proposes an awning on rear entrance to be standing seam metal roof, consistent with the district.</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.



Figure 2.

