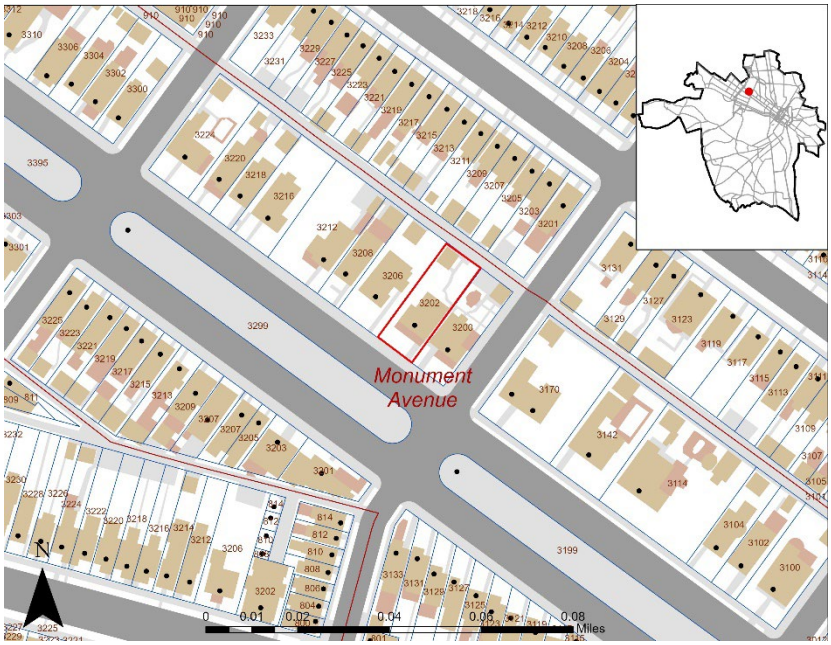
Staff Report
City of Richmond, Virginia

Commission of Architectural Review

3.COA-146218-2024	Final Review — Meeting Date: 4/23/2024
Applicant/Petitioner	Daniel Crisler
Project Description	Enclose a rear porch.
Project Location Address: 3202 Monument Avenue Historic District: Monument Avenue	
High-Level Details: The applicant requests approval to enclose a small, covered rear porch of a Colonial Revival Brick Dwelling circa 1926. The enclosure will not increase the footprint of the building. It will be clad in horizontal fiber cement siding painted white. The existing rear door and upper transom will be relocated to the rear of the new enclosure. There will be one, new arched window on the east elevation of the enclosure that will be minimally visible.	
Staff Recommendation	Approval
Staff Contact	Alex Dandridge, alex.dandridge@rva.gov, 804-646-6569
Previous Reviews	None.
Conditions for Approval	• The existing column be drawn into the plans prior to submitting the building permit. • The fiber cement siding be smooth and unbeaded. Faux wood grain texture is not permitted.

Staff Analysis

Guideline Reference	Reference Text	Analysis
Porches, Entrances, and Doors, pg. 71, #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*	The applicant proposes to enclose a 7'x7', covered rear porch. The enclosure will be clad in horizonal, fiber cement siding. The existing rear door and upper transom will be removed and reinstalled on the rear of the new enclosure. A new one-over-one arched window will be installed on the east elevation of the enclosure.

	decorative porch elements are strongly preferred.	The application states that the existing support column and the entablature of the rear roof will be maintained and remain visible as part of the enclosure. While the guidelines recommend that porch enclosures be glass to maintain the intended openness of the original porch, Staff believes that differing the cladding material from the main house and retaining the existing support column and rear roof entablature give enough visual cues to convey its former condition as an open porch. Staff notes that while the narrative mentioned that the intent is to keep the existing column on the rear porch visible, that is not shown in the drawings. Staff recommends that the existing column be drawn into the plans prior to submitting the building permit.
Standards for New Construction, Materials & Colors, pg. 47, #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.*	The enclosure will be clad in horizontal fiber cement siding painted SW0046 White Hyacinth. Staff finds that this material and color are in-keeping with the district and site. Staff recommends that the fiber cement siding be smooth and unbeaded. Faux wood grain texture is not permitted.

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. 3202 Monument Avenue rear porch. Existing Conditions.

Figure 2. 3202 Monument Avenue rear porch. East elevation.