



Property (location of work)

Property Address 17 N. Arthur Ashe Boulevard Current Zoning: R-48

Historic District: Boulevard

Application is submitted for: (check one)

- Alteration
- Demolition
- New Construction

Project Description (attach additional sheets if needed):

Please see attached.

Applicant/Contact Person: Brian Spencer

Company: Stonewall Construction LLC

Mailing Address: 2513 W. Main St

City: Richmond State: VA Zip Code: 23220

Telephone: (804) 314-7440

Email: brianwspencer@gmail.com

Billing Contact? No Applicant Type (owner, architect, etc.): Contractor

Property Owner: 17 N Boulevard LLC

If Business Entity, name and title of authorized signee: Eliot Clark, Manager

Mailing Address: 2513 W. Main St.

City: Richmond State: VA Zip Code: 23220

Telephone: (804) 869-6600

Email: stonewallconstruction@gmail.com

Billing Contact? Yes

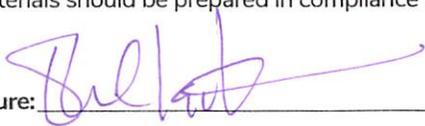
****Owner must sign at the bottom of this page****

Acknowledgement of Responsibility

Compliance: If granted, you agree to comply with all conditions of the certificate of appropriateness (COA). Revisions to approved work require staff review and may require a new application and approval from the Commission of Architectural Review (CAR). Failure to comply with the conditions of the COA may result in project delays or legal action. The COA is valid for one (1) year and may be extended for an additional year, upon written request and payment of associated fee.

Requirements: A complete application includes all applicable information requested on checklists available on the CAR website to provide a complete and accurate description of existing and proposed conditions, as well as payments of the application fee. Applications proposing major new construction, including additions, should meet with staff to review the application and requirements prior to submitting. Owner contact information and signature is required. Late or incomplete applications will not be considered.

Zoning Requirements: Prior to Commission review, it is the responsibility of the applicant to determine if zoning approval is required. Application materials should be prepared in compliance with zoning.

Property Owner Signature:  Date: 6.4.2025

17 N. Arthur Ashe Boulevard Porch Reconstruction

17 N. Arthur Ashe Boulevard is one of seven buildings in a row built around 1913 on the east side of Arthur Ashe Boulevard, which run from 9 N. – 23 N. Arthur Ashe Boulevard. These buildings all have similar façades. All of them have full-width front porch roofs with the exception of this house and 11 N. The only exterior differences this property and 11 N. have are the porches and window muntin designs. The picture below appears to have been taken around 1920. When this picture was taken it shows the full-width porch and railing on this building.



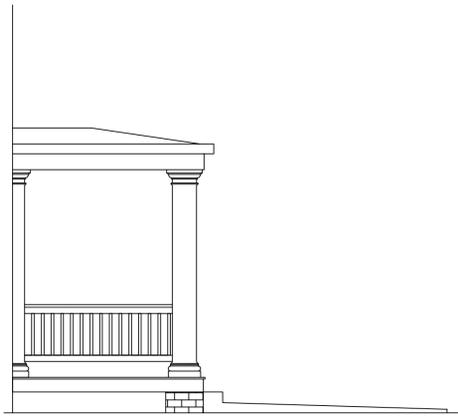
Currently this property has a modern frame porch floor system. The proposed porch would be a stone and masonry structure that spans the entire width of the building in a manner very similar to 11 N. Some sort of porch used to occupy this space based on the common brick below the decorative brick below and the above picture. The proposed, enlarged, porch footprint will be the same as all of the others in this line of buildings.



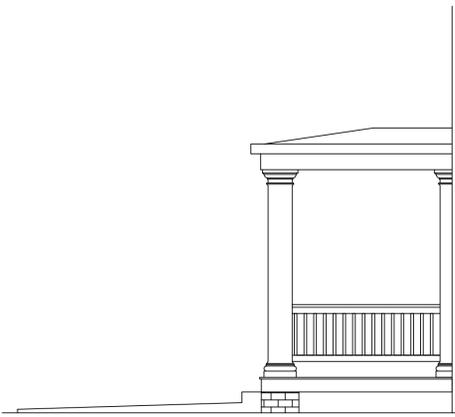
The existing columns and roof structure will remain exactly as they are. The only modification to these elements will be if rotten wood is found and that would be replaced with like kind pieces of wood/trim. The columns height will also remain as it exists. The new masonry and terracotta tile floor system will match the existing porch elevation. The balustrade design will mimic that of all of the others in this line of buildings with the exception of 9 N., which has a modern system. The height of the proposed system and balustrades will be consistent in height and scale of 11 N.- 23 N. Granite coping will be installed around the perimeter of the porch and on the stair treads. 5" thick granite curb material will surround the planting areas. These granite details are similar to those that exist at 11 and 19 N.



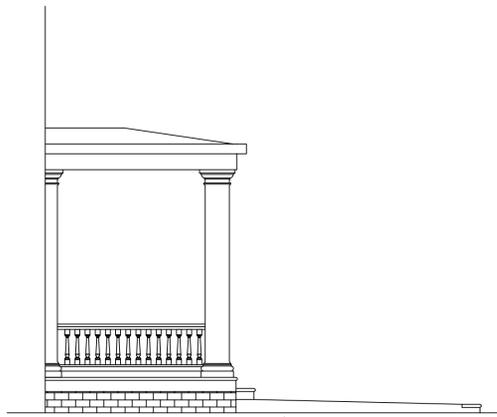
Precedent exists for this design as is being proposed based on CAR's approval of a similar design at 19 N. in the summer of 2008.



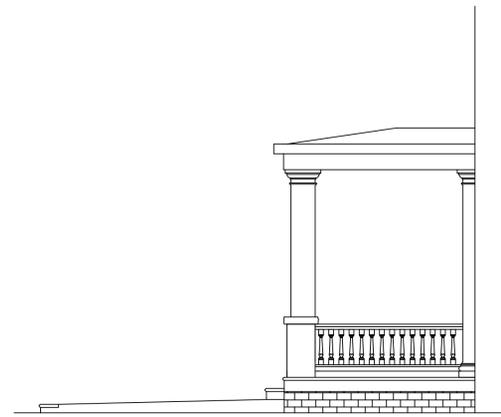
North Elevation - Existing $\frac{1}{4}'' = 1'$



South Elevation - Existing $\frac{1}{4}'' = 1'$



North Elevation - Proposed $\frac{1}{4}'' = 1'$



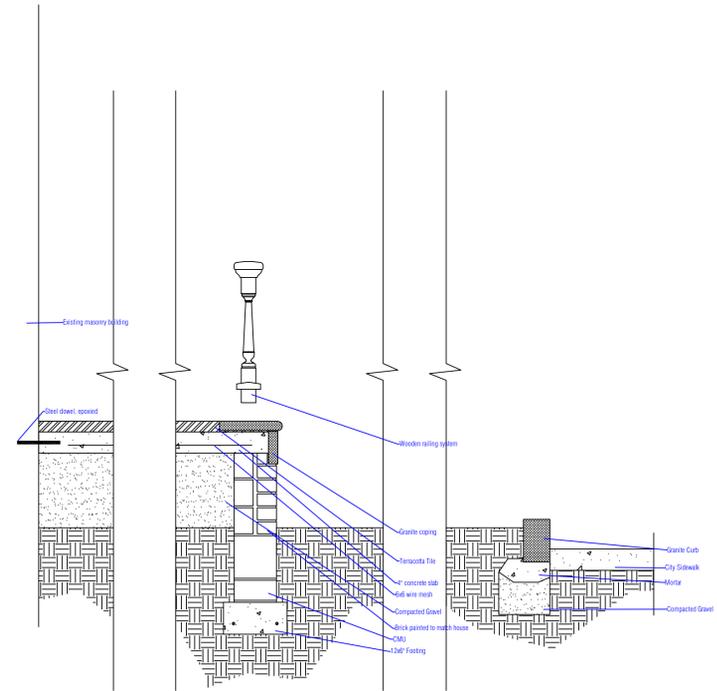
South Elevation - Proposed $\frac{1}{4}'' = 1'$



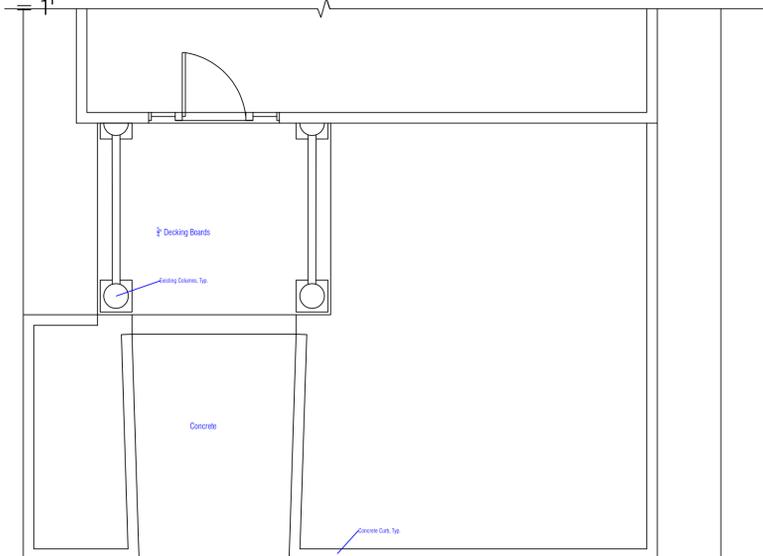
West Elevation - Existing $\frac{1}{4}'' = 1'$



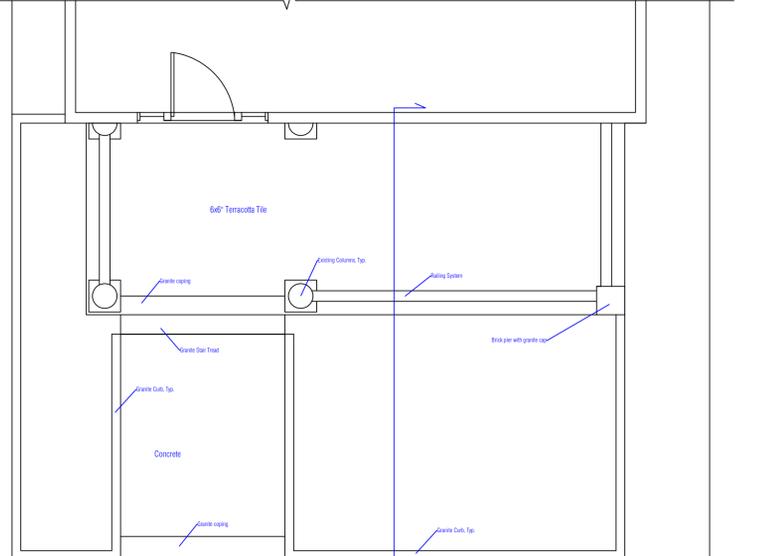
West Elevation - Proposed, $\frac{1}{4}'' = 1'$



Section - Proposed $\frac{3}{4}'' = 1'$



Plan - Existing $\frac{1}{4}'' = 1'$



Plan - Proposed $\frac{1}{4}'' = 1'$