

**COMMISSION OF ARCHITECTURAL REVIEW
STAFF REPORT
November 28, 2017 Meeting**

1. **COA-025770-2017** (D. Melisi)

**2610 East Grace Street
St. John's Church Old and Historic District**

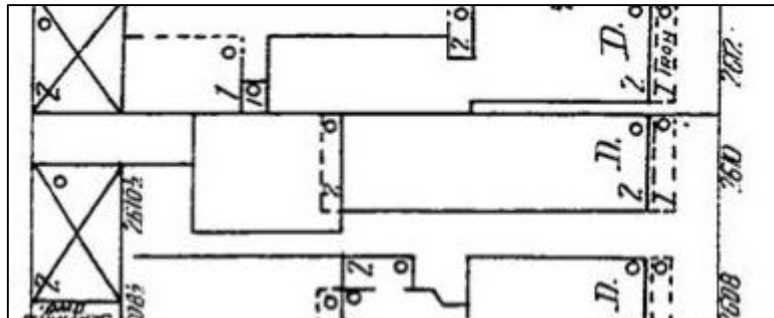
Project Description:

**Convert second story porch
to screened porch at the rear.**

Staff Contact:

C. Jeffries

The applicant requests approval to convert an existing second story porch to a screened porch at the rear of an attached home in the Church Hill North Old and Historic District. The home is a brick attached home with a false-mansard roof, constructed in 1902. Per the 1905 Sanborn map, the home had a two story porch structure at the rear. This application is the result of enforcement activity as the porch was altered without prior approval.



Sanborn Map (1905)

The subject porch has been altered, based on the presence of modern materials. Staff has also located documentation that refers to the rebuilding of the rear porch. The applicant proposes to construct a simple wooden frame to attach the screen material.



Staff recommends approval of the project as submitted. The *Guidelines* note that porch enclosures should be on secondary elevations and should maintain the open appearance of the porch structure (pg. 71, #13). Staff supports the proposed second story enclosure as the screening will maintain the openness of the porch and will be minimally visible from the public right of way.

It is the assessment of staff that the application is consistent with the Standards for Rehabilitation and New Construction outlined in Sections 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 page cited above, adopted by the Commission for review of Certificates of Appropriateness under the same section of the code.