

**COMMISSION OF ARCHITECTURAL REVIEW
STAFF REPORT
January 23, 2018 Meeting**

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

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

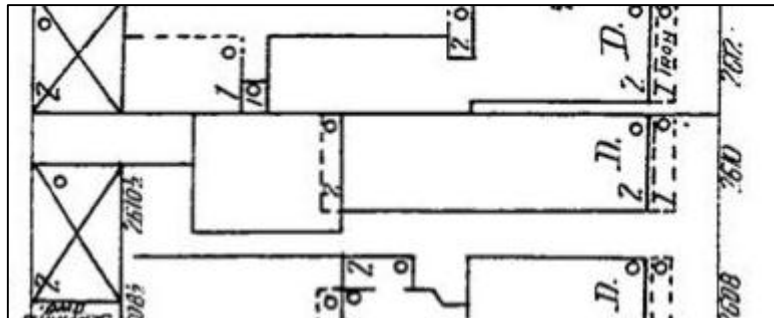
Project Description:

**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 structure 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 on the exterior of the porch railing and columns.



In a letter submitted to staff the applicant has stated that there was screening installed on the outside of the porch columns when she purchased the property. Staff was unable to locate any documentation for the approval of a screened porch at this property. The applicant has also stated that the location of the screening on the exterior of the columns will help to protect the porch from the elements and it does not alter any existing historic fabric.

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 due to the distance from the alley. In addition, the installed framing does not obscure any historic features and creates an appearance similar to the first story porch columns and porch columns on adjacent homes.

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.