



## Commission of Architectural Review

2. COA-182853-2026	Final Review	Meeting Date: 4/28/2026
Applicant/Petitioner	Andrea R. Keys	
Project Description	Demolish a non-original rear porch	
Project Location		
Address: 2600 E Franklin Street		
Historic District: St. John's Church		
<p>High-Level Details:</p> <p>The applicant proposes to remove a non-original covered rear porch on a masonry gable-roofed Greek Revival brick building, otherwise known as the James B. Royster House constructed circa 1855-1856.</p> <p>The rear porch is a later, deteriorated addition to the former dependency, no longer functional and minimally visible.</p>		
Staff Recommendation		
Staff Contact	Alex Dandridge, Alex.Dandridge@RVA.gov, (804)646-6569	
Previous Reviews	<ul style="list-style-type: none"> <li>Review</li> </ul>	
Staff Recommendations	<ul style="list-style-type: none"> <li>Staff recommends approval of the removal of the rear porch on the former dependency at 2600 East Franklin Street.</li> <li>Staff recommends that removal of the porch be done as sensitively as possible so as not to damage any intact historic material.</li> </ul>	

# Staff Analysis

Guideline Reference	Reference Text	Analysis
<p>Building Elements, Porches, Entrances &amp; Doors, pg. 71</p>	<p>4. Do not remove or radically change entrances and porches important in defining the building's overall historic character. Front and side porches are architecturally more ornate than utilitarian back porches.</p>	<p>2600 East Franklin Street is composed of a primary front mass facing East Franklin Street and a smaller rear mass, both of which feature multi-story rear porches. The applicant proposes removal of the multi-story porch at the rear of the smaller mass due to documented structural deterioration.</p> <p>Application materials indicate that the rear mass may have originated as a dependency, with its porch added in the mid-20th century, likely after 1952. Documentation further suggests that all existing porches on the building have been altered or replaced over time. A comparable condition exists at 2602 East Franklin Street, where a similar porch on the former dependency also appears to be a later addition.</p> <p>Assessor records show that the rear dependency at 2600 East Franklin Street had been converted to apartments by the early 1960s, and the porch may have been constructed to facilitate access and egress for this use. The adjacent property at 2602 East Franklin Street underwent a similar conversion under common ownership in the late 1950s and early 1960s, suggesting a coordinated alteration of both properties.</p> <p>While the porches may reflect this mid-century adaptation and thus hold some value, they do not appear to be original features. The <i>Guidelines</i> generally discourage the addition or removal of porches in response to changes in use, emphasizing the retention of historically significant elements.</p> <p>Additionally, the rear porch is no longer accessible from the interior of 2600 East Franklin Street, having been enclosed and rendered unusable. The former door opening is permanently sealed, minimally visible from the public right-of-way, and no alterations to this opening are proposed as part of the porch removal.</p> <p><u>Staff recommends approval of the removal of the rear porch on the former dependency at 2600 EAST Franklin Street.</u></p> <p><u>Staff recommends that removal of the porch be done as sensitively as possible so as not to damage any intact historic material.</u></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. 2600 East Franklin Street, 1956, Valentine Museum Digital Archives. Rear porch off former dependency not present.*



*Figure 2. 2600 East Franklin Street, 1950s, City of Richmond Assessor Records. Rear porch of former dependency present.*



*Figure 3. 2600 East Franklin Street, 1998, VCU Digital Archives. Rear Porch off former dependency present.*

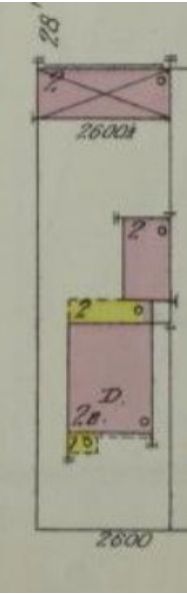


Figure 4. 1895 Sanborn Map

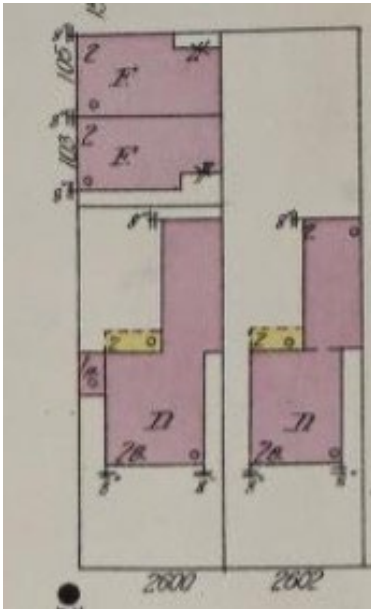


Figure 5. 1952 Sanborn Map