

**COMMISSION OF ARCHITECTURAL REVIEW
STAFF REPORT
June 26, 2018 Meeting**

3. COA-036770-2018 (S. Blackburn)

**605 North 21st Street
Union Hill Old and Historic District**

Project Description:

Rehabilitate the front porch.

Staff Contact:

C. Jeffries

The applicant requests approval to rehabilitate the front porch of a frame row house in the Union Hill Old and Historic District. The structure is a two-story frame home with a side gable roof. The applicant is proposing to replace the porch posts, railing, and decking with square PermaCast posts, wood tongue and groove decking, and wood Richmond rail. The porch decking will be painted Roycroft Mist Gray, and the posts, rails, and pickets will be Alabaster.

Staff recommends approval of the project with a condition. The *Guidelines* note that repair and partial replacement of a porch is preferable to complete replacement (pg. 71, #3). The applicant is proposing to replace only inappropriate modern materials. The porch roof and foundation will remain. The *Guidelines* also note that replacement porches should match the original as much as possible (pg. 71, #5). Staff has located a photograph of the home from the 1950s in which the porch has turned columns and Richmond rail. The same porch was existing until at least the 1990s. As staff is unable to verify whether this design is original, staff recommends approval of the simplified porch design with the even column placement, with the condition that the porch posts be 8" rather than the 6" proposed.



605 North 21st Street, January 1990

It is the assessment of staff that the application, with the acceptance of the condition above, 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.