

**COMMISSION OF ARCHITECTURAL REVIEW  
STAFF REPORT  
March 27, 2018, Meeting**

2. **COA-031781-2018** (P. & R. Mapes)

**318 North 23<sup>rd</sup> Street  
Church Hill North Old and Historic District**

**Project Description:**

**Remove 2<sup>nd</sup> story rear porch and  
construct a 2-story rear porch structure.**

**Staff Contact:**

**M. Pitts**

**Description of Existing Structure:** The existing structure is a 2-story brick Italianate home with a modern frame rear addition. At the rear of the addition is a 2<sup>nd</sup> story porch and first floor landing and stairs. The existing landing is not visible from the public right of way due to the presence of a privacy fence.



View of Rear of 318 N. 23<sup>rd</sup> Street from Adjacent Alley (March 2018)

**Proposal:** The applicant proposes to demolish the existing 2<sup>nd</sup> story porch and construct a 2-story porch structure. The structure will be 12' by 12' feet and will not have a roof. The first story of the porch will be screened and will have a door and stairs to access the rear yard. The applicant proposes to construct the structure with wood and use Richmond rail, 6" by 6" box columns, and brick piers.

**Staff recommends approval of the project with conditions.**

**Removal of the Existing Porch:** The *Guidelines* note that demolition of historic elements is discouraged though it can be permitted when the element is deemed to not be a contributing part of the historic character of the District (pg. 82). As the rear porch is a modern feature, staff does not find that it is a character

defining, contributing feature to the historic structure and recommends approval of the demolition of this element.

**New 2-Story Porch:** The *Guidelines* state that new construction should use a building form compatible with that found elsewhere in the historic district (pg. 46, Form #1). The 2-story rear porch structure is a form found in the district. The proposed structure is consistent with the Commission's guidelines for decks (pg. 51) as it is in the rear, small in scale, utilizes Richmond rail, and is set on brick piers. Staff recommends that the screening be installed behind the porch railing and columns to allow the architectural details of the porch to show. Staff recommends the structure be painted or opaquely stained a neutral color that complements one or more of the colors found on the main structure.

It is the assessment of staff that, with these conditions, 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 pages cited above, adopted by the Commission for review of Certificates of Appropriateness under the same section of the code.