

**COMMISSION OF ARCHITECTURAL REVIEW
STAFF REPORT
July 22, 2014 Meeting**

2. **CAR No. 14-69** (E. Akarkarasu)

**720 N. 25th Street
Union Hill Old & Historic District**

Project Description: **Replace front porch columns and railing**

Staff Contact: **C. Easterling**

The applicant requests permission to replace the front porch columns and railing at a residence located in the Union Hill Old and Historic District. The applicant replaced the existing wood columns and metal railing without the required Certificate of Appropriateness. Upon receiving a complaint from a member of the public, staff issued a Notice of Violation to the property owner. The applicant indicated to staff that the posts were deteriorated and needed to be replaced.

A photograph of the property from 2011 (see exhibit A) depicts the porch with slender, multi-sided posts and non-historic metal railings. The National Register nomination for Union Hill states that the porch had “octagonal, delicate thin columns with metal railings.” A 1977 survey photograph of the property shows the building with the slender columns and a railing with thin pickets that might or might not be turned (see exhibit B).

Staff recommends partial approval of the project. The Standards for Rehabilitation outlined on page 51 of the *Richmond Old and Historic District Handbook and Design Review Guidelines* note that original porch elements such as columns and other decorative features should be retained and repaired. The additional guidelines for the treatment of porches and entrances on page 61 of the *Guidelines* emphasize that porch elements are important in defining a building’s overall historic character, and that deteriorated porch features should be retained and repaired or replaced in kind. The previous metal railing at this property was not historic, and as the pickets resemble those depicted in the 1977 survey photograph, staff recommends that the applicant be allowed to retain the new railing system. The new turned posts do not appear to match the appearance of the earlier porch posts. If the Commission can confirm that octagonal porch posts were likely original to the property, staff recommends that the applicant replace the existing posts with ones that match the originals.

It is the assessment of staff that the application is consistent in part with the Standards for Rehabilitation outlined in Section 114-930.7(b) 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. Staff does not recommend approval of the replacement porch columns.

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

Section number 7 Page 29

**Union Hill (127-0815)
Richmond (Independent City), VA**

- 905 piers, and brick steps with an iron rail. (127-0815-0151)
Italianate, 1895 ca., Single Dwelling. This is a 2-story, 3-bay frame house. The cornice has brackets, dentils and ventilator panels. The 1-story, 3-bay porch has turned posts which have been cut off at the base, sawn brackets, a block foundation, and concrete deck. (127-0815-0152)
- 909 McAllister, William House, Italianate, 1841, Single Dwelling. This is a 2-story, 3-bay gable-roofed frame house. The cornice has brackets. The 1-story, 3-bay porch has turned posts, and sawn balusters on brick piers. (127-0815-0153)
- 911 Buchanan, Samuel House, Greek Revival, 1860, Single Dwelling. This is a 2-story, 2-bay gable-roofed frame house. The 1-story, 1-bay square entry portico has square posts on tall brick piers. (127-0815-0154)

25th Street (North)

700 Block (Even)

- 700 Manning, Walter J. Funeral Home, Neo-classical, 1925 ca., Funerary. This is a 2-story, 3-bay Flemish-bond brick funeral home. The roofing material is slate, except on the gabled-pediment where the slate has been replaced with asphalt shingles. The original building has a projecting central bay with gable and pilasters. The 1934 addition has stone quoins, and a roof balustrade. There is a modillioned entablature tying the building together. The original structure has a single leaf wood paneled door with transom, pilasters, and broken pediment. The addition door is double leaf wood paneled with transom and broken pediment. (127-0815-0155)
- 716-718 Henning, William J. House, Greek Revival, 1870 ca., Single Dwelling. This is a 2-story, 4-bay frame double house. A ground-level passage is open between the two units. The two 1-story, 2-bay porches have hipped roofs, Doric columns (modern), and a modern railing, and concrete steps and metal handrail. (127-0815-0156)
- 720 Italianate, 1865 ca., Single Dwelling. This is a 2-story, 2-bay frame house. The bracketed cornice has flat panels. The 1-story, 2-bay porch has octagonal, delicate thin columns with metal railings. (127-0815-0157)



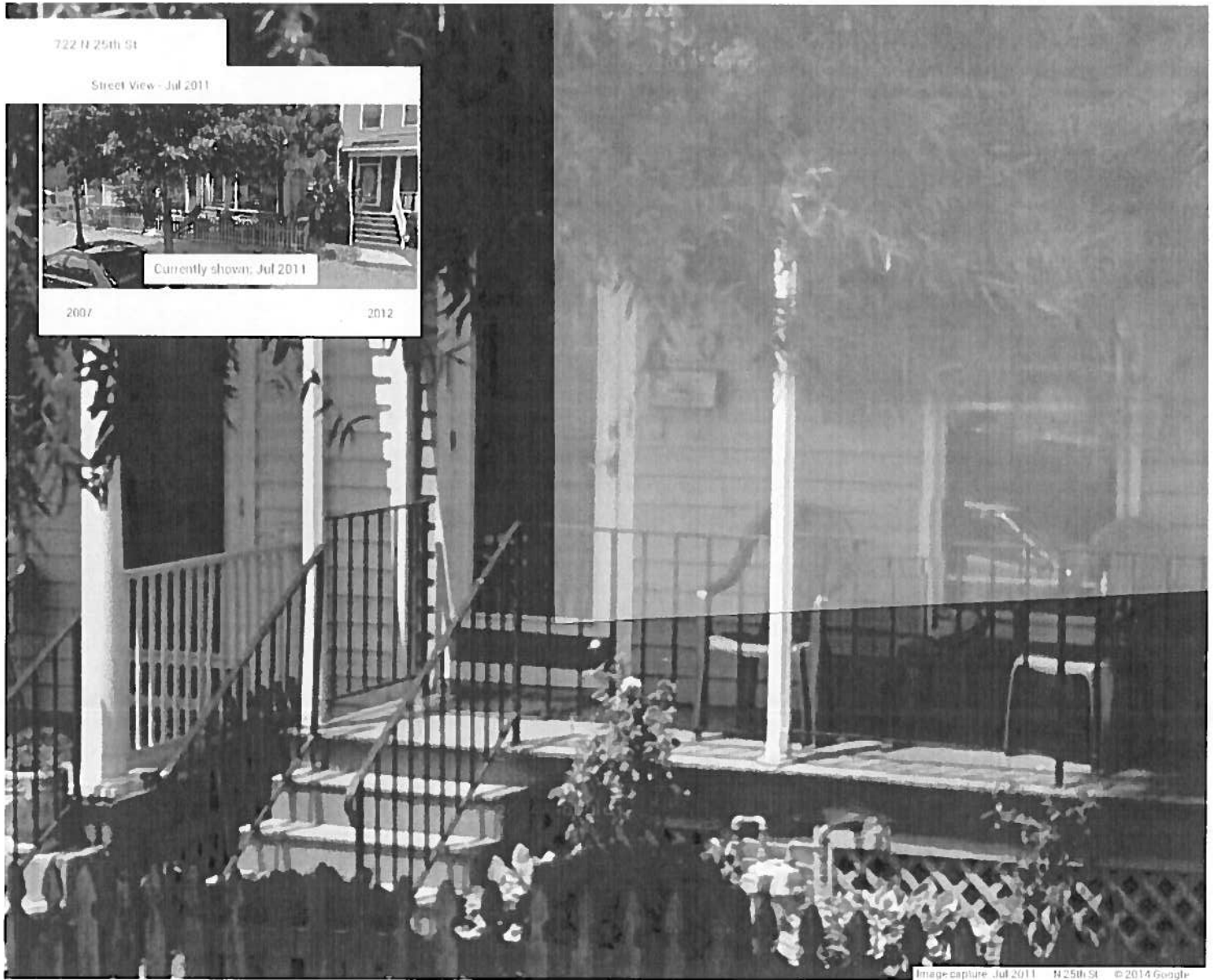


Exhibit A

2011

