

**COMMISSION OF ARCHITECTURAL REVIEW
STAFF REPORT
December 9, 2014 Meeting**

1. **CAR No. 14-144** (E. McClure)

**501 N 26th Street
Church Hill North Old & Historic District**

Project Description: **Repair porch detail with new material**

Staff Contact: **K. Onufer**

The applicant requests approval for replacing minimal wood trim detailing on porch posts with painted PVC details. The trim wraps the posts and will be the same as existing trim on the house, which is of recent construction, approved by the Commission. Four posts and two newels would receive the replacement detailing.

Staff recommends approval of the project. The *Richmond Old and Historic Districts Handbook and Design Review Guidelines* notes that painted PVC decorative features, including columns may be used as a substitute for deteriorated wood and metal features (pg. 52). The proposed use of painted PVC material meets this qualification, as submitted photographic evidence clearly shows the deteriorated condition of the details.

It is the assessment of staff that the application is consistent with the Standards for Rehabilitation 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.