

**COMMISSION OF ARCHITECTURAL REVIEW
STAFF REPORT
May 24, 2016 Meeting**

14. **CAR No. 16-076** (J. Budwell)

**2320 Venable Street
Union Hill Old and Historic District**

Project Description:

Rebuild front porch.

Staff Contact:

M. Pitts

The applicant requests approval to reconstruct the front porch on a home in the Union Hill Old and Historic District. According to the applicant, when the City demolished the adjacent building at 2322 Venable Street, the attached porch at the subject property was demolished. The demolished porch was altered through the years and included boxed columns and a railing with widely spaced pickets. The only element of that appears to be original to the porch is a turned half column which is attached to the structure. The applicant is proposing to rebuild the porch to include standing seam tin roof in the design of the original roof form, wood Richmond rail, 2" by 6" deck boards, 6" by 6" box columns, and crown molding to match the demolished porch.

Staff recommends approval of the project with conditions. The *Richmond Old and Historic Districts Handbook and Design Review Guidelines* note that when an entire porch is missing, the replacement should match the original as much as possible (pg. 67, #4). The applicant is proposing to reconstruct the porch based on photographic evidence and physical evidence on the building. As the original porch roof was not constructed with standing seam metal, staff recommends the applicant use flat-lock metal or a black or grey membrane roof. As both turned and square columns were present on the porch at the time of its demolition, staff does not believe it is necessary to replicate the turned columns which may be difficult to duplicate. Staff recommends the proposed square columns should maintain the proportion of the historic turned column. Staff recommends proposed paint colors be submitted to staff for administrative review and approval.

It is the assessment of staff that the application, with the above noted conditions, is consistent with the Standards for Rehabilitation in Section 30-930.7(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.