

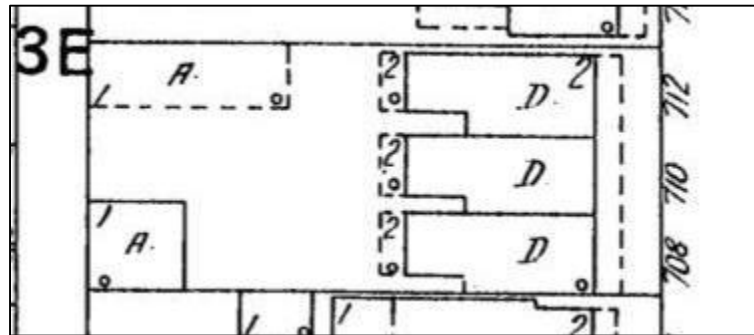
**COMMISSION OF ARCHITECTURAL REVIEW
STAFF REPORT
October 24, 2017, Meeting**

11. **COA-024787-2017** (Ridge Point Real Estate) **712 North 27th Street**
Church Hill North Old and Historic District

Project Description: **Construct two story porch at the rear.**

Staff Contact: **M. Pitts**

The applicant requests approval to construct a 2 story porch at the rear of a semi-attached home in the Church Hill North Old and Historic District. The home is one of three attached Colonial Revival, frame homes constructed in 1910. Per the 1925 Sanborn map, each home had a two story porch structure at the rear.



Sanborn Map (1925)

The adjacent structure retains a two story porch structure, and both 708 and 710 North 27th appear to retain the historic openings at the rear. The subject home has been altered at the rear to include new French doors on the first and second stories, a new first story window, and no porch structure. The applicant is proposing to construct a two story porch in the location of the historic porch. The porch will be constructed of wood to include Richmond rail and tongue and groove decking boards. The applicant is proposing to set the structure on brick piers and is proposing stairs to access the rear yard from the first floor. The existing first story French doors will be replaced with new wood 15-lite French doors in the existing opening. The second story opening will be relocated to align with the first story doors, and new wood 15-lite French doors will be installed.

Staff recommends approval of the project with conditions. The *Richmond Old and Historic Districts Handbook and Design Review Guidelines* note that a porch replacement should match the original as much as possible (pg. 71, #5). Staff does not have any photographic or physical evidence of the design of the historic porch structures at the rear other than the location illustrated on the Sanborn map. As the proposed porch is in the location of the historic porch

based on the Sanborn map and is of a similar design to the porch structure on the attached home, staff supports the reconstruction of a two story open porch at this location. Staff supports the use of Richmond rail as the Guidelines note that it is an appropriate design when there is no evidence of the design of the historic railing (pg. 49, Porches and Porch Details #2). Staff recommends the porch structure be painted or opaquely stained a neutral color that complements one or more of the colors found on the main structure and the colors be submitted to staff for administrative review and approval.

The Guidelines discourage alterations to existing openings and note that the Commission will consider changes to openings on secondary elevations on a case by case basis (pg. 69, #8). As the existing second story door opening is not an original opening, staff recommends approval to the relocation of this opening to align with the double door opening below. Staff recommends the proposed wooden French doors be true or simulated divided lite to include interior and exterior muntins and a spacer bar.

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