

**COMMISSION OF ARCHITECTURAL REVIEW
STAFF REPORT
February 24, 2015 Meeting**

6. **CAR No. 15-026** (N. Tankard) **413 North 27th Street
Church Hill North Old & Historic District**

Project Description: **Rehabilitate front porch and install new railings**

Staff Contact: **K. Chen**

The applicant requests approval to rehabilitate the front porch and install new railings. The project is for the repair and In-kind replacement of elements on the front and rear porches and a rear door located in the Church Hill North Old and Historic District.

Staff recommends approval of the project. *The Richmond Old and Historic Districts Handbook and Design Review Guidelines Standards for Rehabilitation – Building Elements: Porches, Entrances & Doors* found on page 67. The guidelines state that elements that are damaged should be repaired to match the detail of the existing original fabric and repair of partial replacement is preferable to complete replacement.

The front porch has been largely reconstructed with treated materials – steps, decking, and balustrade. The turned columns and brackets are original as is the porch ceiling structure – beaded t&g and exposed rafters. The porch will be structurally reinforced from below and the posts and brackets will be retained, scraped, primed and painted white. The existing membrane roof will be removed and the damaged beaded t&g boards will be replaced in-kind and a new membrane roof installed over 7/16" OSB. New galvanized gutters and downspouts will be installed. The cornice and soffit will be repaired. The damaged turned balustrade, constructed of treated materials will be replaced with a new Richmond rail balustrade between the turned columns. The attached house to the north has a Richmond rail balustrade. Damaged, treated deck boards will be replaced in-kind. The existing staircase, constructed of treated materials, will be removed and reconstructed with like materials and new, black, aluminum railings with vertical pickets will be installed on both sides of the staircase. The railing will be anchored to the porch deck and the concrete landing.

The rear porch and rear door are not visible from a public-right-of-way. The four panel, wood rear door will be replaced with a four panel wood door. On the rear porch, missing 5/4" deck boards will be replaced in-kind, a 2-step stair will be replaced in-kind and Richmond rail added on both sides. Plywood will be removed from the porch ceiling to expose decorative rafters. All wood surfaces will be primed and painted white. The porch ceiling will be painted a sky blue.

It is the assessment of staff that the work outlined in the proposal is consistent with the Standards for Rehabilitation outlined in Section 114-930.7(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.