

**COMMISSION OF ARCHITECTURAL REVIEW  
STAFF REPORT  
February 27, 2018 Meeting**

1. **COA-030309-2018** (K and L Sales, LLC) **2510 East Franklin Street  
St. John's Church Old and Historic District**

**Project Description:** **Rehabilitate the front porch.**

**Staff Contact:** **C. Jeffries**

The applicant requests approval to rehabilitate the front porch of a brick row house in the St. John's Church Old and Historic District. The structure is a brick attached home with a shed roof. This application is the result of enforcement activity as porch elements were removed without prior approval. The applicant is proposing to replace the porch columns and railing, install new porch decking, and install a dark TPO membrane roof. Other rehabilitation work is also planned, including painting, and removing non-historic shutters.



2510 E. Franklin Street, CAR Slide Collection (March, 1989)

**Staff recommends approval of the project with conditions.** The *Guidelines* note that repair and partial replacement of a porch is preferable to complete replacement (pg. 71, #3). The applicant has stated that the porch was in danger of collapse when they purchased the property. The porch roof has been stabilized and the application states that it has not been damaged and will be retained. The *Guidelines* also note that replacement porches should match the original as much as possible (pg. 71, #5). The applicant is proposing to replicate

the porch at 2512 East Franklin Street, which appears to match the porch elements that were removed. Staff has also located photographs of the porch from 1989 which appear to match the columns and railing that were removed. Staff recommends the new porch columns match the remaining engaged columns, the railing be Richmond rail, the porch cornice be reconstructed to match the 1989 photograph, and the porch colors be submitted to staff for administrative review and approval.

It is the assessment of staff that the application, with the acceptance of the conditions above, 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.