

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

7. **COA-031853-2018** (C. Romero)

**818 North 25th Street
Union Hill Old and Historic District**

Project Description: **Install front porch railings and wooden picket fence.**

Staff Contact:

M. Pitts

Description of Existing Structure: The existing structure is one half of a frame double house. The other half of the home was demolished prior to the establishment of the Old and Historic District. The home was rehabilitated in 2015 and 2016 to include a side porch enclosure, replacement of the siding, and the in-kind repair and replacement of the front porch elements. The front porch is a 2-bay in the Eastlake style with sawn brackets, turned posts, and dentils. During the renovation of the property, the turned balustrade was not reinstalled. The property currently does not have a front yard fence, but staff has located photographs of the structure from the 1970's which show a wooden picket fence on the subject property and on several properties on the subject block.



818 North 25th Street (March 2018)

Proposal: The applicant proposes to install Richmond rail on the existing front porch. The applicant proposes to install a wooden picket fence along the front property line. The fence will have 1" x 4" pointed pickets and will be 4' in height. The fence will have a 36" wide gate to access the front walk.

Staff recommends approval of the project with conditions.

Porch: *The Richmond Old and Historic District Handbook and Design Review Guidelines* state available documentation including pictorial, historical or physical documentation should be used when reconstructing missing elements (pg. 59, #7). Prior to the rehabilitation of the structure in 2015/2016, the structure had a railing with a turned balustrade though it appears that some pickets had been replaced over time. Staff recommends approval of the addition of a railing to the front porch with the condition that the railing be a turned balustrade to match the pictorial evidence of the railing that was present on the property rather than the proposed Richmond rail.



818 North 25th Street Railing (February 2015)

Fence: The *Guidelines* note that new street-front fences and gates should be compatible with the historic structure in design, materials, and location, and should be based on physical or documentary or consistent with the precedent of fences on the block and in the district (pg. 78, #3). The proposed fence is consistent with picket fences found on the subject block and throughout the district. Staff recommends approval of the front yard fence with the condition that the fence be painted or opaquely stained a color complementary to the main structure.

It is the assessment of staff that, with these conditions, the application is partially consistent with the Standards for Rehabilitation and Site Improvements outlined in Sections 30-930.7 (b) and (e) 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.