

**COMMISSION OF ARCHITECTURAL REVIEW
STAFF REPORT
August 22, 2017, Meeting**

3. **COA-0021085-2017** (T. Petrocci) **319 North 27th Street
Church Hill North Old and Historic District**

Project Description: **Replace and screen in existing rear porch.**

Staff Contact: **M. Pitts**

The applicant requests approval to replace an existing two story porch at the rear of a home in the Church Hill North Old and Historic District. The existing rear porches span the width of the rear of the subject home and the attached home. The property does not have an alley at the rear though the second floor of the porch is visible from the east-west alley located to the south of the property. The existing porch appears to have been altered over time and is composed of both turned and square columns, Richmond rail, and turned balusters. The existing porch structure appears to be in poor condition due to deterioration. The applicant is proposing to maintain the existing footprint of the existing porch structure and reconstruct the porch using wooden square 6' by 6' columns and Richmond railing. The applicant proposes to screen in the first story of the porch and provide stairs and a landing to access the rear yard. The existing porch roof will be replaced in-kind.

Staff recommends approval of the project, with a condition. *The Richmond Old and Historic District Handbook and Design Review Guidelines* state that entire porches should only be replaced if it is too deteriorated to be repaired or completely missing (pg. 71, #5). The existing porch structure is in poor condition. Additionally, the structure has been altered over time as is evident by the mix of materials and design and the ghosting of the original stair on the rear wall. Staff believes the turned columns and balusters are not original to the porch; and therefore staff supports the installation of the Richmond rail as the Guidelines note that Richmond rail is appropriate for buildings which have lost their railing (pg. 49, Porches and Porch Details # 2). Staff supports the simple design of the square columns which is consistent with the existing first story columns and the columns of the adjacent porch. Staff recommends details of the proposed flooring be provided for administrative review and approval.

The Guidelines note that porch enclosures should be on secondary elevations and should maintain the open appearance of the porch structure (pg. 71, #13). Staff supports the proposed first story enclosure as the screening will maintain the openness of the porch and will be minimally visible from the public right of way. Staff recommends that the screening be installed behind the porch railing and columns.

It is the assessment of staff that the application, with the condition noted above, is consistent with the Standards for Rehabilitation outlined 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 page cited above, adopted by the Commission for review of Certificates of Appropriateness under the same section of the code.