



## Commission of Architectural Review

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| 1. COA-172313-2025   | Final Review <span style="float: right;">Meeting Date: 9/23/2025</span>   |
| Applicant/Petitioner   | Charles Aquino  |
| Project Description  | Repairs and expansion of rear porch.  |
| Project Location   |   |
| Address: 2605 East Franklin Street   |   |
| Historic District: St. John's Church   |   |
| <p>High-Level Details:</p> <p>The applicant proposes to extend the existing rear porch by adding new columns that are distinct from the original, altering the flooring board pattern, and incorporating brick paving details to indicate the location of original piers.</p> <p>The project scope includes installing lattice panels at the ground-level enclosures, repairing and reinforcing wood decking and supports, and constructing a traditional rail balustrade.</p> |   |
| Staff Recommendation   | Approval, with Conditions   |
| Staff Contact  | Yara Iwaz, Yara.Iwaz@RVA.gov, (804)646-6031   |
| Previous Reviews   | <ul style="list-style-type: none"> <li>On 8/27/2024, the commission reviewed and approved an application to perform alterations to the existing rear porch, including a new exterior staircase, fence, gate, and to screen in the porch.</li> </ul>   |
| Staff Recommendations  | <p>Staff recommends approval of the proposed porch extension and repairs, with the following conditions:</p> <ul style="list-style-type: none"> <li>Any in-kind replacement materials match existing in profile and dimension, and that replacement be limited to areas with documented deterioration</li> <li>All installations be carried out in a manner that minimizes impact to existing historic fabric, particularly where new elements interface with original porch framing and columns</li> </ul> |

# Staff Analysis

| Guideline Reference  | Reference Text   | Analysis   |
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| Building Elements, P.71  | <p><i>13. Porch enclosures to aid in energy conservation are only appropriate on secondary elevations. Solid materials are not recommended for use in enclosure projects since they can radically alter the historic appearance of a porch.</i></p>  | <p>On 8/27/2024, the commission reviewed and approved an application to perform alterations to the existing rear porch, including a new exterior staircase, fence, gate, and to screen in the porch. The current application proposes an updated scope of work and plans.</p> <p>The applicant proposes to extend the porch to the north and west of the house. The extension at the rear of the building, and is differentiated from the original porch through a series of design choices: new columns are introduced with alternate capitals and bases, the flooring includes two parallel boards at the transition point, and projecting pilaster columns use the alternate capital to further distinguish new work from old.</p> <p>These differentiations align with the Guidelines and help avoid false historicism while also maintaining compatibility with the historic structure.</p> <p><u>Staff recommends approval of the porch extension as designed.</u></p> |
| The Secretary of the Interior, Standards for Rehabilitation, pg. 4 | <p><i>2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.</i></p> <p><i>5. Distinctive features, finishes and construction techniques or examples of craftsmanship that characterize a property shall be preserved.</i></p>                       | <p>To identify the extent of the original porch, the Tuscan base and capital are retained at the existing columns. In the extended portion, an alternate design is used at the base and capital of the new columns, which provides an appropriate visual distinction between the new and historic material. Projecting pilasters are added to the existing wall, with alternate capitals that match the design of the new addition.</p> <p>Additionally, new brick paving incorporates a brick column pattern at the original pier location, creating a legible interpretation of the historic footprint.</p> <p>These elements help preserve the historic reading of the original porch, while allowing for a compatible extension that is clearly identifiable as a new addition.</p> <p><u>Staff recommends approval of the use of differentiated column, pilaster, flooring and paving treatments to maintain legibility of the original porch.</u></p>                  |
| Standards for Rehabilitation. Residential Construction, pg. 59     | <p><i>7. Repair damaged elements instead of replacing them. Use materials that match the original in type, or use physically and chemically compatible substitute materials that convey the same appearance as the surviving elements or sections. Use available documentation when reconstructing missing elements. Pictorial, historical or physical documentation can be helpful.</i></p> | <p>Repairs to the porch include addressing damaged or rotten wood decking, repairing the existing roof below the extended porch, reinforcing existing structural supports where needed. These methods align with the preservation principle of repair rather than replacement wherever feasible.</p> <p><u>Staff recommends that any in-kind replacement materials match existing in profile and dimension, and that replacement be limited to areas with documented deterioration.</u></p>  |

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| <p>New Construction, Porches and Porch Details, pg. 49</p> | <p><i>1. Porch railings and balustrades are important character-defining features of historic buildings. The proportions of these railings are a significant contributing feature to the appearance of both the individual structure and the character of the entire neighborhood.</i></p> | <p>The proposed porch railing is a traditional Richmond rail, consistent with historic and neighborhood precedent. The lattice panels will enclose the underside of the porch in a manner compatible with district character. Gutters will be built-in with round downspouts painted to match the porch columns. Stairs will also be painted to match the decking.</p> <p>These elements collectively represent a favorable approach that balances compatibility with historic precedent and subtle differentiation of new work.</p> <p><u>Staff recommends approving the proposed railing, lattice, gutter, and stair treatments as compatible with the guidelines.</u></p> <p><u>Staff further recommends that all installations be carried out in a manner that minimizes impact to existing historic fabric, particularly where new elements interface with original porch framing and columns.</u></p> |
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*It is the assessment of staff that, with the conditions above, the application is consistent with the Standards for Rehabilitation and New Construction outlined in Section 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 pages cited above, adopted by the Commission for review of Certificates of Appropriateness under the same section of the code.*

# Figures



Figure 1: photos submitted by applicant





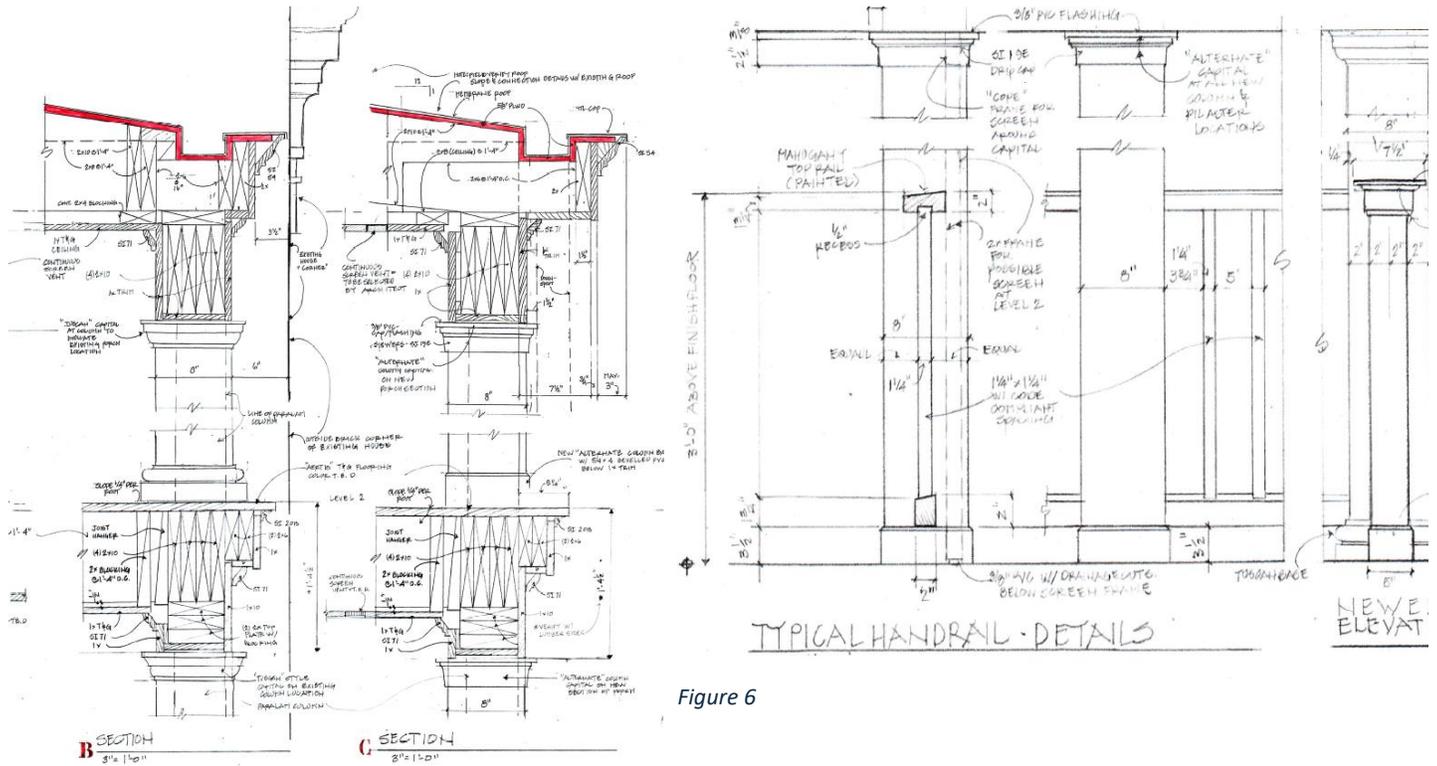


Figure 6

Figure 5

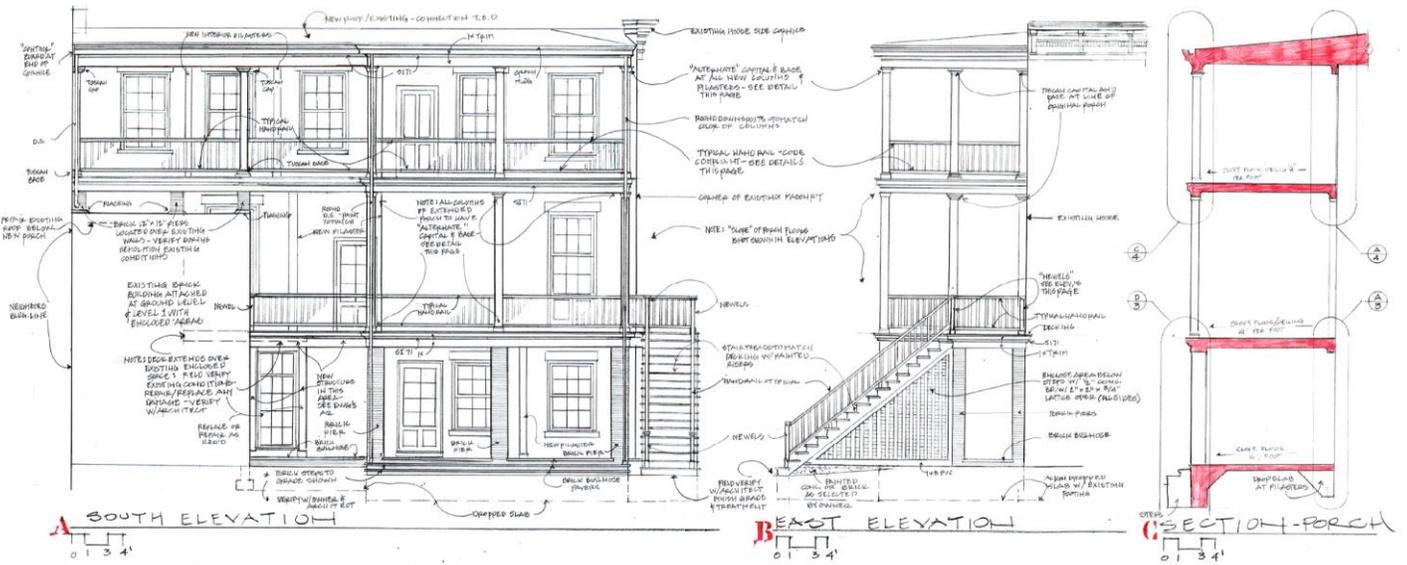


Figure 7