

**10. COA-050421-2019**

# Commission of Architectural Review



## STAFF REPORT

PUBLIC HEARING DATE

March 26, 2019

PROPERTY ADDRESS

3315 East Marshall Street

DISTRICT

Chimborazo Park

APPLICANT

B. Pierce

STAFF CONTACT

C. Jeffries

**PROJECT DESCRIPTION**  
**Replace decorative steel posts on front porch with wooden posts.**

**PROJECT DETAILS**

- The applicant requests approval to replace the front porch posts with turned wooden posts and install a railing.
- The building is a two-story brick Italianate residence built ca. 1890.
- The applicant is proposing to remove all of the existing posts, including the engaged columns, and replace them with stock turned wooden posts and a Richmond rail.



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STAFF RECOMMENDATION

**APPROVE WITH CONDITIONS**

**PREVIOUS REVIEWS**  
None.

- STAFF RECOMMENDED CONDITIONS**
- The blocks that were built for the metal posts under the porch cornice also be removed.
  - The new porch posts be wood and match the existing engaged columns, the design and color to be submitted to staff for administrative review and approval.
  - If the applicant wishes to install decorative elements, staff recommends that they be wood and match the surviving sawn brackets and decorative elements on the engaged columns.
  - If the applicant wishes to install a railing that it match the historic design as shown in the 1950s photograph to include turned pickets, and the railing be installed at the historic height.

Staff recommends denial of the removal of the engaged columns.

### STAFF ANALYSIS

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| Porches, Entrances and Doors, #8, pg. 71 | <i>Do not strip entrances and porches of historic material and details that should be retained in any repair or partial replacement.</i>   | The existing decorative metal posts are clearly an inappropriate alteration and staff supports their removal. <u>Staff recommends that the blocks that were built for the metal posts under the porch cornice also be removed.</u> However, the applicant is also proposing to remove the existing engaged columns which are turned wood with sawn brackets and appear to be original. As these elements are one of the few surviving historic details <u>staff recommends denial of the removal of the engaged columns.</u>   |
| Standards for Rehabilitation #6, pg. 59  | <i>Retain original entrances and porches including doors, frames, fanlights, sidelights, steps, balustrades, pilasters, entablatures, columns and decorative features.</i>                 |  |
| Standards for Rehabilitation #9, pg. 59  | <i>Do not remove or radically alter fundamental architectural features such as windows, roofs or porches.</i>  |  |
| Porches, Entrances and Doors, #4, pg. 71 | <i>Do not remove or radically change entrances and porches important in defining the building's overall historic character.</i>  | Staff finds that the installation of stock wood turned posts which do not replicate the existing engaged columns is not consistent with this guideline as it will radically change the appearance of the front porch when there is physical evidence of the historic appearance of the porch. <u>Staff recommends the new porch posts be wood and match the existing engaged columns. The proposed design and colors should be submitted to staff for administrative review. If the applicant wishes to install decorative elements staff recommends that they be wood and match the surviving sawn brackets and decorative elements on the engaged columns.</u> |
| Porches, Entrances and Doors, #6, pg. 71 | <i>When restoring a railing or balustrade there may be difficulty in maintaining the original height while meeting current building code. Always consult with the building department.</i> | The applicant has informed staff that the height of the porch is 22 inches. Staff has consulted with the Permits and Inspections Division and has been informed that a railing is not required for a porch of this height and that a railing at a lower height can be installed and meet code. As such, <u>staff recommends that if the applicant wishes to install a railing that it match the historic design as shown in the 1950s photograph to include turned pickets and the railing be installed at the historic height so it will intersect properly with the porch posts.</u>   |

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. Assessor's record, 1950's



Figure 2. Existing engaged column