COMMISSION OF ARCHITECTURAL REVIEW
STAFF REPORT
June 27, 2017, Meeting

8.   **COA-018239-2017** (T. Masuck Haines)   **2601 East Broad Street**
St. John's Church Old and Historic District

   Project Description: **Replace existing rear entry porch with**
a new rear entry porch.

   Staff Contact: **C. Jeffries**

The applicant requests approval remove the first story landing of a small 2-story entry porch and install a new landing at the rear of an existing 2-story Queen Anne dwelling in the St. John's Church Old and Historic District. The new rear landing was recently constructed without a Certificate of Appropriateness, though the application is not the result of enforcement activity.

The applicant proposes to demolish what appeared to be a replacement landing and construct a new landing with a railing that aligns with an existing porch post. The applicant is proposing to install a landing which is 16" wider and 12" shallower than the previous landing, while retaining existing decorative elements such as finials and cut-out wood railings.

Staff recommends approval of the project as submitted. Staff supports the removal of the previous landing as it is not original as evident by the presence of ghosting. The proposed landing is consistent with the Commission's Guidelines for porches found on page 69 of the *Richmond Old and Historic Districts Handbook and Design Review Guidelines* as the new landing design is based on physical evidence. The applicant provided photographic evidence of ghosting and also states that the new design is consistent with other rear porches in the Mann-Netherwood block. Based on this evidence, staff is supportive of the replacement landing.

It is the assessment of staff that the application 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.