

**COMMISSION OF ARCHITECTURAL REVIEW
STAFF REPORT
June 28, 2016 Meeting**

5. **CAR No. 16-096** (T. Burke & K. Stein) **2800-2802 East Franklin Street
St. John's Church Old and Historic District**

Project Description: **In-kind repair and rehabilitation of the front porch and replacement of brick stairs with wooden stairs.**

Staff Contact: **M. Pitts**

The applicant requests approval to rehabilitate front porch of two attached homes in the St. John's Church Old and Historic District. The applicant proposes to demolish most elements of the porch and reuse or replace in-kind many of the character defining features of the porch including the sawn balustrade, posts, cornice, brackets, and gingerbread. The applicant is proposing to repair or replace in kind elements of the roof including the slate tiles of the mansard and the built in gutters with a copper drip edge and install gray TPO on the portion of the roof which is not visible from the public right of way. As in-kind maintenance and repair does not require CAR approval, the elements of the proposed work before the Commission as a part of this application are the replacement of the brick stairs with wooden stairs, the replacement of the concrete stairs with brick stairs and a brick landing, and the installation of a wooden handrail. The applicant proposes to install wooden Chesterfield rail along the new wooden stairs. The applicant has advised that the proposed Chesterfield rail is similar to Richmond rail but has a smaller circumference for the upper rail.

Staff recommends approval of the project with conditions. In general, the proposed rehabilitation meets the Commission's guidelines for rehabilitation found on page 55 of the *Richmond Old and Historic Districts Handbook and Design Review Guidelines* as the applicant is proposing retain character defining features of the existing porch and use materials and designs appropriate for the new stairs, landing, and handrails. The *Guidelines* note that balusters in traditional Richmond rail are appropriate in locations where there is no evidence of a previous railing (pg. 46, Porches and Porch Details #2). Staff finds the proposed Chesterfield rail is appropriate as the baluster is fitted into the recess in the top and bottom rails, and the railing does not consist of nailed up stock elements. Staff supports the replacement of the stairs as proposed as wooden stairs are found on several homes in the Old and Historic District including similar homes on the subject block. As no paint colors have been provided, staff recommends paint colors be submitted for administrative review and approval.

It is the assessment of staff that the application, with the above noted condition, is consistent with the Standards for Rehabilitation 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 pages cited above, adopted by the

Commission for review of Certificates of Appropriateness under the same section of the code.