




Staff Report City of Richmond, Virginia



Commission of Architectural Review

1.COA-152521-2024	Final Review	Meeting Date: 8/27/2024
Applicant/Petitioner	Jessie Gemmer	
Project Description	Construct a rear staircase, fence, gate, and screen-in a rear multi-story porch.	
Project Location		
Address: 2605 E. Franklin Street		
Historic District: St. Johns's Church		
High-Level Details: The applicant proposes to construct a new exterior staircase, fence, gate, and to screen in a porch at the rear of a Greek Revival Style dwelling circa 1858, otherwise known as the Alvis-Brown House.		
Staff Recommendation	Approval	
Staff Contact	Alex Dandridge, (804) 646-6569, alex.dandridge@rva.gov	
Previous Reviews	None.	
Staff Recommendations	None.	

Staff Analysis

Guideline Reference	Reference Text	Analysis
New Construction, Porches and Porch Details, pg. 49	<p>1. <i>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>2. <i>When designing a new railing for a new infill building, or for an existing building which has lost its railing and for</i></p>	<p>A new stair and landing will be constructed off the rear from the porch to the rear yard. The stairs and landing will be constructed of wood and will have pickets that are inset into the top and bottom banisters for a finished appearance. Staff finds the design of the stairs and landing to be compatible with the character of the district.</p> <p>The rear, multi-story porch will be screened-in on the second and third stories. The screening will be installed behind the existing posts and railings. While the</p>

	<p><i>which no documentary or physical evidence survives, the balusters in the traditional Richmond rail are generally rectangular in section (with the narrow dimension facing the street) or square. The baluster is fitted into the recess in the top rail and a sloped bottom rail. Typical deck railings, consisting of nailed-up stock elements, are not approved as they are not based on a compatible historical model found in Richmond's Old and Historic Districts.</i></p> <p><i>3. New porch railing designs, compatible with the overall design of the building, will also be considered.</i></p>	<p>Guidelines do not specifically discuss the screening-in of porches, Staff finds the proposal appropriate, as the installation of screen will be on the rear elevation and behind the existing posts and railings as to not obscure these architectural features.</p> <p>New bead board will be installed on the porch ceilings.</p> <p>Wooden posts and railings will be painted Alabaster, bead board will be painted tidewater blue, decking will be painted Downing Stone.</p>
<p>New Construction, Fences & Walls, pg. 51</p>	<p><i>1. Fence, wall, and gate designs should reflect the scale of the historic structures they surround, as well as the character of nearby fences, walls, and gates.</i></p> <p><i>2. Fence, wall, or gate materials should relate to building materials commonly found in the neighborhood.</i></p> <p><i>3. Privacy fences along the side and rear of a property should be constructed of wood of an appropriate design. Privacy fences are not appropriate in front of a historic building.</i></p>	<p>The applicant proposes to construct a rear side privacy fence with an arched gate. The fence will be framed panels of square lattice supported by 6"x6" posts. All elements will be painted Alabaster to match the other wooden elements on the primary building.</p>

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. Looking east down East Franklin Street.



Figure 2. 2605 East Franklin Street.

