

2. COA-067261-2020

PUBLIC HEARING DATE

January 28, 2020

PROPERTY ADDRESS

1919 East Broad Street

DISTRICT

Shockoe Valley

APPLICANT

Monroe Properties

STAFF CONTACT

C. Jeffries

Commission of Architectural Review

STAFF REPORT

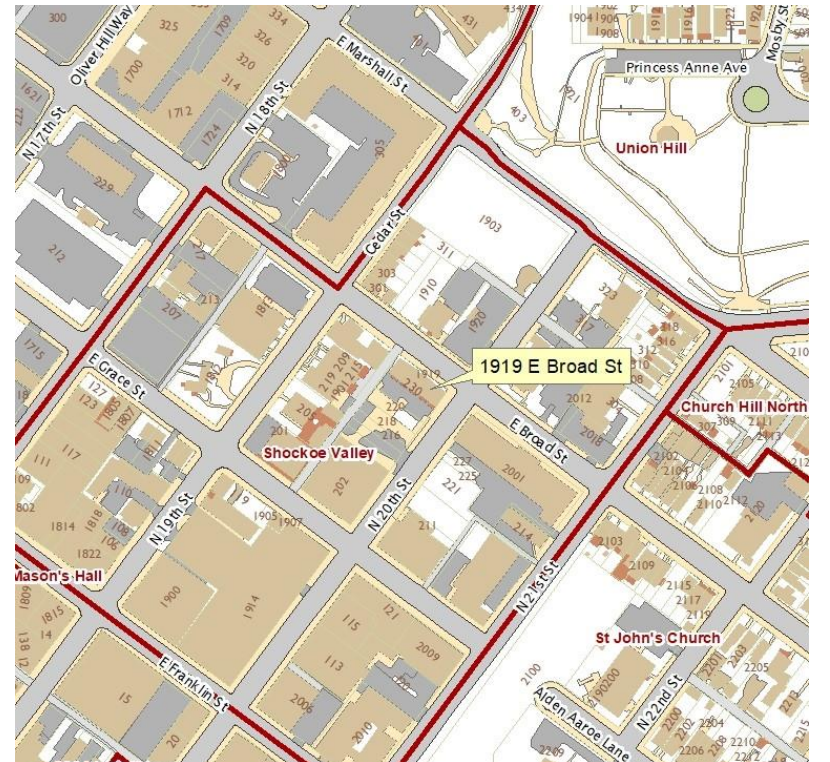


PROJECT DESCRIPTION

Replace deteriorated wood railings on five front porches and five rear porches with aluminum railings.

PROJECT DETAILS

- The applicant requests approval to replace the railings on five town houses constructed in 2005 in the Shockoe Valley City Old and Historic District.
- The Commission approved the project in 2004. The original plans called for fiberglass columns and wood railing.
- The wooden elements on the porches have deteriorated and require replacement. The applicant proposes to replace the existing wood Richmond rail with a black aluminum UltraMax railing system.
- The installation of composite decking and fiberglass columns were administratively approved.



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STAFF RECOMMENDATION

APPROVE

PREVIOUS REVIEWS

The Commission approved the project in 2004. The original plans called for fiberglass columns and wood railing and decking.

STAFF RECOMMENDED CONDITIONS

- None.

STAFF ANALYSIS

Substitute
Materials #3,
pg. 61

The problems associated with the use of poor quality original materials can be remedied by in-kind replacement. If in-kind materials cannot be found, or are impractical, substitute materials can be use.

Through photo documentation the applicant has demonstrated that the existing railings are deteriorated. The owners of the units wish to replace them with a more durable material as the longevity of the wood was not as long as expected. Staff is supportive of the installation

New Construction, Decks #3, pg. 51

Deck design may include vertical picket balustrades or contemporary railing that is in scale with the house and the deck.

of a more durable substitute material.

Staff finds that the proposed railing design is appropriate for the contemporary cantilevered rear decks.

New Construction, Porches and Porch Details #3, pg. 49

New porch railing designs, compatible with the overall design of the building, will also be considered.

As the buildings are recent construction, staff is supportive of the installation of a contemporary black metal railing which is compatible with the overall design of the building.

It is the assessment of staff that 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. Front porch detail



Figure 2. Rear deck detail