



Commission of Architectural Review

3. COA-144134-2024	Final Review	Meeting Date: 3/26/2024
Applicant/Petitioner	Jennie & Walter Dotts	
Project Description	Install a new balustrade.	
Project Location		
Address: 2720 East Broad Street		
Historic District: St. John's Church		
<p>High-Level Details:</p> <p>The applicant proposes to install a new, cast stone balustrade at the primary entrance of a stuccoed, Italianate building circa 1875.</p> <p>The balustrade will have the following dimensions: Balusters will be 2' 4 1/2" tall. Bases will be square 5 3/4". Upper Banister will be 5 3/4" wide and 4 1/8" thick. Newel post will have an octagonal 8" base.</p> <p>The existing design of the primary entrance is not original to the building and has undergone alterations over the years.</p>		
Staff Recommendation	Approval	
Staff Contact	Alex Dandridge, alex.dandridge@rva.gov , (804) 646-6569	
Previous Reviews	None.	
Conditions for Approval	None.	

Staff Analysis

Guideline Reference	Reference Text	Analysis
Building Elements, Porches, Entrances & Doors, Entrance, and Porch Removal, Replacement, and Reconstruction, pg. 71	<i>4. Do not remove or radically change entrances and porches important in defining the building's overall historic character. Front and side porches are architecturally more ornate than utilitarian back porches.</i>	<p>The applicant is not proposing to radically alter the front porch of the building. The new balustrade will be relatively small but will feature heavy cast stone banisters and balusters. While the balustrade is more ornate than the existing metal rails, staff finds the new design appropriate for a primary entrance and compatible with its design.</p>
	<i>7. When replacing a railing on a historic building which has lost its railing, the first step is to look for documentary evidence which records</i>	<p>The existing metal handrail on the front porch is not original to the building. Furthermore, the applicant has submitted images that show a piece of granite at the</p>

	<p><i>the appearance of that railing. If no documentary evidence survives, look for physical evidence (this may benefit from the help of a design professional).</i></p>	<p>base of the porch's stairs that suggest that a larger newel post or baluster could have been present in this location at some point in the past.</p> <p>The primary entrance of this building, including the bracketed hood, entry door, and transom are not original to the building. Additionally, staff was able to locate photographic documentation that demonstrates that the primary entrance has undergone several alterations overtime. Staff believes that the proposed balustrade is compatible with the existing architectural elements on the building.</p>
<p>Porch and Porch Details, pg. 49</p>	<p><i>1. 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><i>3. New porch railing designs, compatible with the overall design of the building, will also be considered.</i></p>	<p>The building has a heavy, wide cornice supported by decorative brackets that wrap its corners and sides. In addition, there is a hood above the front door that features robust brackets. Staff finds that the proportion of the new balustrade is compatible with the building.</p> <p>Staff finds that the new porch design, while more robust than the existing, is compatible with the overall style of the building and considers it appropriate.</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. 2720 East Broad Street. Façade



Figure 2. 2720 East Broad Street. Primary Entrance. Location of new balustrade.

