

**COMMISSION OF ARCHITECTURAL REVIEW
STAFF REPORT
March 28, 2017, Meeting**

11. **CAR No. 17-039** (K. Le)

**2101 East Broad Street
St. John's Church Old and Historic District**

Project Description:

**Install new front stair railing,
replace roof with TPO.**

Staff Contact:

C. Jeffries

The applicant requests approval to install a new stair railing to the entrance of a single-family home in the St. John's Church Old and Historic District. The applicant also proposes to replace the existing roof with TPO. This application is the result of enforcement activity.

Staff recommends approval with a condition. The *Richmond Old and Historic Districts Handbook and Design Review Guidelines* state that elements that are damaged or loose should be repaired to match the detail of the existing original fabric and original materials should be repaired rather than replaced (pg. 69, #1, 8). The original railings were in disrepair when they were replaced without approval in 2016. The existing applied picket railing is not compatible with the historic district. The applicant proposes to change the style of the railing to more closely match a Richmond rail design and to paint the railing white. Staff does not believe the current railing can be easily adapted to a Richmond rail design and recommends the existing railing be replaced to match the original.

The applicant also proposes to replace the existing roof with TPO. As the roof is generally not visible from the public right of way, staff recommends approval of this portion of the application.

It is the assessment of staff that the application, with the condition noted above, is consistent with the Standards for Rehabilitation outlined 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 page cited above, adopted by the Commission for review of Certificates of Appropriateness under the same section of the code.