

**5. COA-057053-2019**

PUBLIC HEARING DATE

July 23, 2019

PROPERTY ADDRESS

2927 East Marshall Street

DISTRICT

St. John's Church

APPLICANT

R. Bailey

STAFF CONTACT

C. Jeffries

# Commission of Architectural Review

## STAFF REPORT

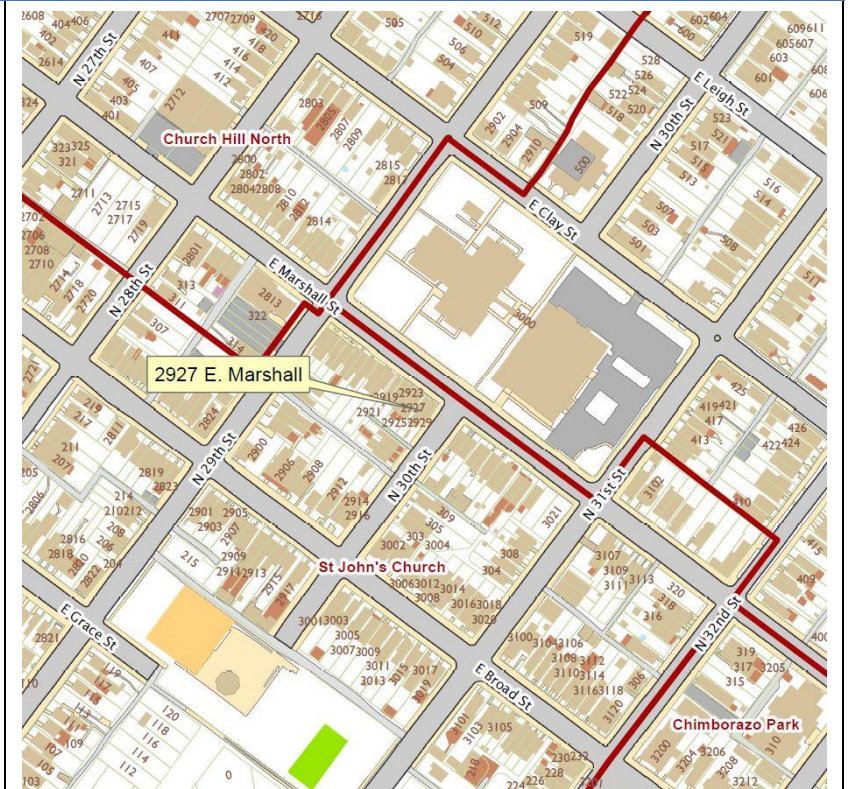


**PROJECT DESCRIPTION**

**Replace existing metal front porch columns and rail with turned posts and Richmond rail.**

**PROJECT DETAILS**

- The applicant request approval to replace the front porch posts and rail of a two-story attached brick single family residence in the St. John's Church City Old and Historic District.
- The original posts and railing were replaced with metal posts and railing sometime after 1977.
- The applicant proposes to install Colonial style PermaPosts with a Richmond Rail.



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**STAFF RECOMMENDATION**

**APPROVE WITH CONDITIONS**

**PREVIOUS REVIEWS**

None.

**STAFF RECOMMENDED CONDITIONS**

- The applicant work with staff to create a design that replicates the historic posts and railing, based on the physical and photographic evidence.
- A railing at the historic height to match the neighboring porches be installed.

**STAFF ANALYSIS**

Porches,  
Entrances &  
Doors, pg. 71  
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*The entire porch should only be replaced if it is too deteriorated to repair or is completely missing; replacements should*

Staff is supportive of the removal of the non-historic posts and rail and recommends approval of their removal. However, staff finds that the proposed Colonial style posts and Richmond rail are not consistent with the design of the

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*match the original as much as possible.*

historic porch which had turned wood posts and turned balusters. The subject property is one of a row of six attached homes, the majority of which still retain the historic porch elements. The applicant has also submitted photographic evidence of the historic porch, which matched the attached porches. As the Guidelines state replacement porches should match the original as much as possible, staff recommends the applicant work with staff to create a design that replicates the historic posts and railing, based on the physical and photographic evidence.

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Entrances &  
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*When restoring a railing or balustrade there may be difficulty in maintaining the original height while meeting current building code. Always consult with the building department.*

The applicant indicates that the new railing will adhere to current building code at 36". Staff has confirmed that due to the height of the porch, 25 ¼ inches, a railing at 36" is not required and recommends a railing at the historic height to match the neighboring porches be installed.

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Maintenance  
and Repair:  
Porches, Doors  
and Entrances,  
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*"Colonial" columns or suburban style wrought iron rails and fencing are often added when the original porch supports deteriorate. Such alterations to an historic structure are inappropriate.*

The applicant is proposing to install Colonial style polyethylene porch posts which the guidelines state are inappropriate for a historic building.

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.

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## FIGURES



Figure 1. Front porch detail, July 2019



Figure 2. 2729 East Marshall St, 1977