



# Memorandum

*Planning Division • Community Development*

900 Church Street  
Lynchburg, Virginia 24504  
P 434-455-3900

To: Historic Preservation Commission (HPC)

From: Anne Leslie Nygaard, AICP  
Secretary to the HPC

Date: August 13, 2018

Subject: 2212 Rivermont Avenue Staff Finding

The Residential Historic District Design Guidelines are unclear on what railing is appropriate on a Georgian Revival Dwelling. A similar railing treatment is found on 1411 Madison Street.

Section 35.2-13.4 (b) *Staff Recommendation*. Upon finding that the application is complete the City Planner shall prepare a report making findings and recommendations on the application and authorize notice to be provided in accordance with section 35.2-13.5 (Notice and HPC Hearing).

## 15. PORCH COLUMNS AND RAILINGS

**POLICY:**

*Historic porch columns and railings should be retained and repaired with materials to match the original. If the original porch columns and railings are missing, replacement porch columns and railings should be appropriate for the dwelling's architectural style.*

### **Porch Columns and Railings:**

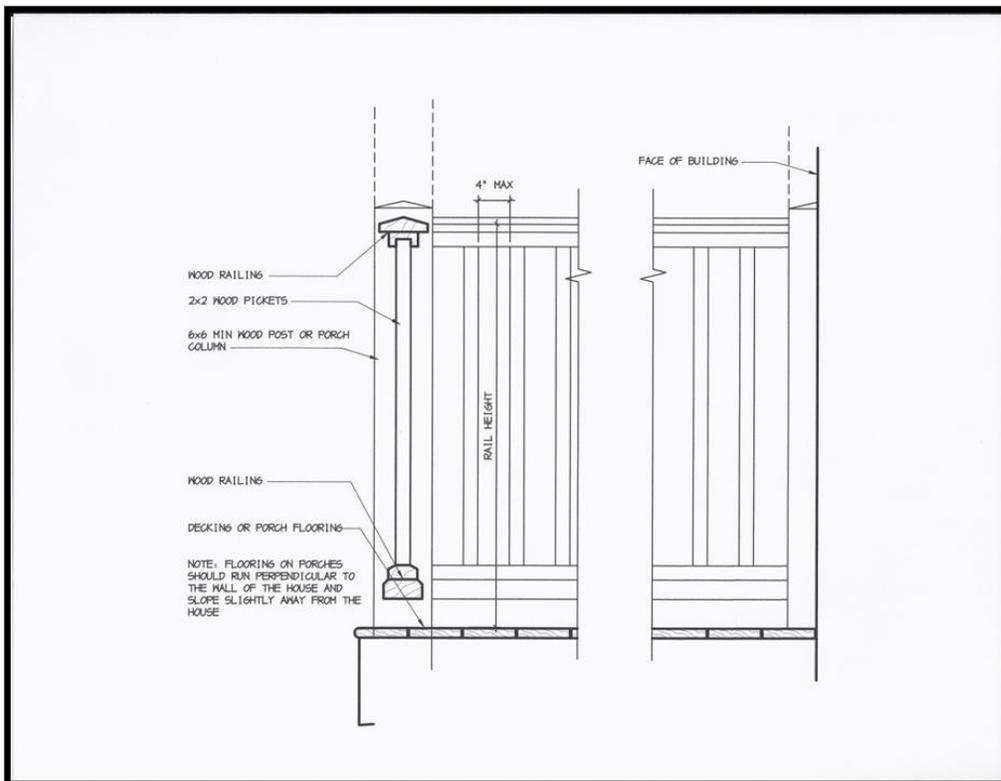
- A. should be preserved and maintained. If repair is required, use materials to match the original in dimensions, scale and detailing.
- B. often deteriorate first at the bottom next to the porch floor. If this is the case, consider sawing off the deteriorated area and replacing this section rather than replacing the entire column.
- C. of aluminum, wrought iron, vinyl, or other modern materials are typically not appropriate for front porches. The use of composite or fiberglass Classical Order columns, matching both dimension profile and texture of traditional columns, may be considered.
- D. on front porches should be rebuilt in historic designs if the original columns and railings are missing. For Queen Anne and Folk Victorian styles of the turn of the century, milled porch columns are appropriate and are readily available from wholesale companies. These porch columns are generally 8' in height and have widths and depths of 4" to 6". For American Foursquare porches round, square, or tapered square wood columns or posts are best. Although generally not available at wholesale hardware stores, they can be ordered from milling companies. These columns should fit the porch height and, if round, have diameters of no less than 6" and no more than 14". Square posts or tapered square posts should be a minimum of 8" and a maximum of 14" in depth and width.
- E. on front porches may require new newel posts. Porch newel posts in historic designs are readily available and are generally 4' high and measure 4" in width and depth. The "ball top" newel post is best for Queen Anne or Folk Victorian porches. The "V-Groove" post is acceptable for Queen Anne, Folk Victorian, and American Foursquare dwellings.
- F. on front porches may require new balusters for the railing. Porch balusters (also called spindles) are readily available in historic designs from wholesale hardware stores. Milled spindles measuring 3' high and 2" in diameter are best for Queen Anne and Folk Victorian dwellings. Balusters or spindles which are smaller than 2" in diameter are not appropriate for exterior porches. Square balusters which are 3' high and 2" to 3" in width and depth are best for American Foursquare and Colonial Revival dwellings.



Wood milled porch columns and railings help define this building's style (518 Washington Street).



This milled column and railing are essential to this property's character (317 Cabell Street).



Typical Rail Detail



The City of Lynchburg, Virginia

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS (COA)

Department of Community Development City Hall 900 Church Street Lynchburg, Virginia 24504 • (434) 455-3900 FAX • (434) 845-7630

Pursuant to Article II, Section 35.2-13 of the Zoning Ordinance for the City of Lynchburg, within a historic district, no building or structure, including signs, and including non-contributing buildings and structures and signs, shall be erected, reconstructed, restored, demolished or altered in any way that affects the external appearance unless the same is approved as being architecturally compatible with historic landmarks, buildings or structures therein through the issuance of a certificate of appropriateness (COA) by the Historic Preservation Commission, the City Planner or by the City Council.

This application and all supporting documentation must be submitted to the Secretary of the Historic Preservation Commission (HPC) at least thirty (30) days prior to the HPC meetings held on every 3rd Monday of the calendar month, at 3:45 p.m. in the 2nd Floor Training Room of City Hall, 900 Church Street, Lynchburg, Virginia 24503.

Nature of Request (Check all that apply)

- Alteration Demolition New Construction Building Object

Property Address: 2212 Rivermont Ave Parcel Number(s): Parcel Number(s) District: Choose a District

Rivermont Historic District

1. NAME/ADDRESS OF FEE SIMPLE PROPERTY OWNER OF RECORD:

Name: Jack Nasser Street: 2212 Rivermont Ave City: Lynchburg State: Va Zip: 24503 Telephone#: 804-317-9680 E-Mail: em201312@gmail.com

The undersigned owner authorizes the filing of the petition and authorizes the entry onto the property by the Historic Preservation Commission, City Staff and City Council during the normal discharge of their duties in regard to this application.

Signed: [Signature] (Owner) Date: Month Day, Year June 13th, 2018

2. PETITIONER: The applicant is the: Owner Contract Purchaser Contract Leaseholder

Name: Jack Nasser Street: 2212 Rivermont Ave City: Lynchburg State: Virginia Zip: 24503 Telephone#: 804-317-9680 E-Mail: Em201312@gmail.com

Signed: [Signature] (Petitioner) Date: Month Day, Year June 13th, 2018

Note: If applicant is contract purchaser or contract leaseholder, written proof of approval by the fee simple owner is required. Such proof may be a signed statement, copy of purchase agreement stating such condition, or such other instrument as necessary to provide such evidence. Please note that the petition will not be scheduled for the required reviews until proof of owner's approval is received by Planning Division staff.

3. REPRESENTATIVE:

Name: Jack Nasser Firm: Firm Name. Street: 2212 Rivermont Ave City: Lynchburg State: Virginia Zip: 24503 Telephone#: 804317-9680 E-Mail: Em201312@gmail.com

4. DESCRIPTION: Please give a detailed description and justification for the alteration, demolition or new construction: (This form must be accompanied by the necessary drawings, material samples, photographs, plans and other materials deemed appropriate to the request. Failure to provide supporting documentation will result in the request not being scheduled for review by the HPC)

We would like to put this beautiful wood design on our front porch.

RECEIVED JUN 13 2018 COMMUNITY DEVELOPMENT

5. SUPPORTING DOCUMENTATION:

Indicate what supporting documentation is being provided:

- Building Plans     Site Plans     Material Samples     Photographs     Paint Samples
- Other:     Specify: Other Supporting Documentation

6. REQUIRED REVIEWS:

Is there any application relevant to this property before the:

- Planning Commission     City Council     Board of Zoning Appeals     Building Inspections
- City Technical Review Committee     Virginia Department of Historic Resources     Secretary of the Interior
- Other    Specify Other: Specify other Review

7. COMPLETION OF WORK:

Pursuant to Article II, Section 35.2-13.9 of the City of Lynchburg Zoning Ordinance, the Certificate of Appropriateness (COA) will expire if:

- a. If the work is not commenced within twelve (12) months of issuance of COA.
- b. If work is suspended or abandoned for ninety (90) days.
- c. If work is not completed within twenty-four (24) months of issuance of COA.

Will there be a problem completing the work within twenty-four (24) months?  Yes     No

If yes, please explain: Explain why work cannot be completed in twenty-four (24) months.

