

57 Brayton Street

East Greenwich, RI

Proposal to Install Front Step Handrails and Front Porch Railings

I purchased the property at 57 Brayton Street in East Greenwich in July 2020. During the inspection process, the installation of a handrail on the front porch was recommended for safety. This application is to:

1. Slightly widen the front steps to align with the porch columns so that handrails can be installed with the steps
2. Re-install railings around the front porch (these railings can be seen in the photo below on the original porch)



Historic photo of 57 Brayton Street, with front porch railings

The photos below show the current porch, without handrails for the steps, and without railings around the porch.



Current front porch and steps, 57 Brayton Street



Current front steps, 57 Brayton Street

The proposal would be to extend the width of the front steps by approximately 7.5" on each side (see red lines below) so that handrails can be attached to the columns. See lower photo (163 Spring Street, my former residence) for reference.



Red lines indicate new front steps (~7.5" on both sides) to accommodate porch railings



FOR REFERENCE: Railings from porch columns at 163 Spring Street
The newel posts and stair railings will follow this design.

Information on Materials and Dimensions

All materials will be wood (mahogany whenever possible).

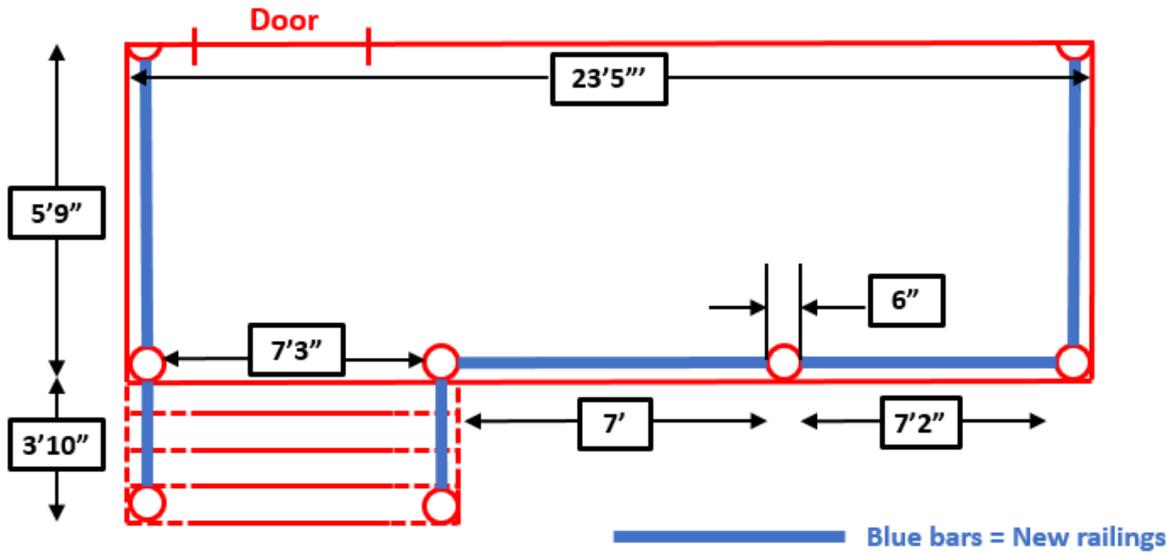
Newels will be turned (again, reference the photo on the previous page of 163 Spring Street as an example, and again on the following page).

Balusters will be square, in order to reflect the existing railing on the side porch of the house. Additionally, baluster and railing dimensions on the front porch will match what already exists on the side porch:

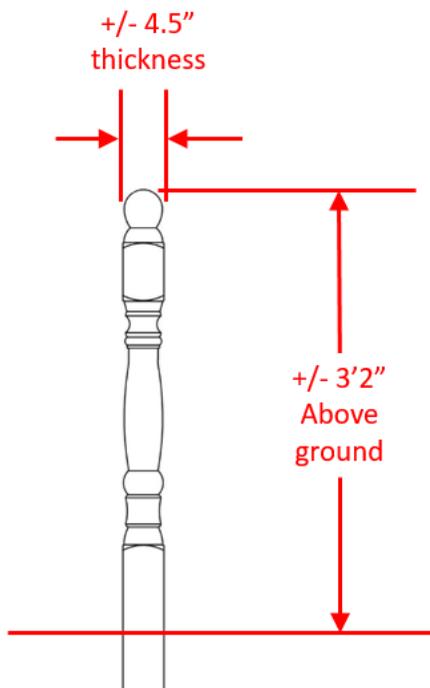
- Baluster thickness: +/- 1.25"
- Spacing between balusters: +/- 1.625"
- Distance from porch floor to top of handrail: +/- 30"



FOR REFERENCE: Existing balusters and railings on side porch at 57 Brayton Street
The front porch railings will follow these general dimensions.



Overhead view of porch with proposed railings (not to scale)



Proposed newel post for bottom of handrails leading up the steps



Handrail detail / cross section