

**8. COA-080424-2020**

PUBLIC HEARING DATE

October 27, 2020

PROPERTY ADDRESS

2318 East Marshall Street

DISTRICT

Church Hill North

APPLICANT

Porchlight Homes LLC

STAFF CONTACT

Carey L. Jones

# Commission of Architectural Review

## STAFF REPORT

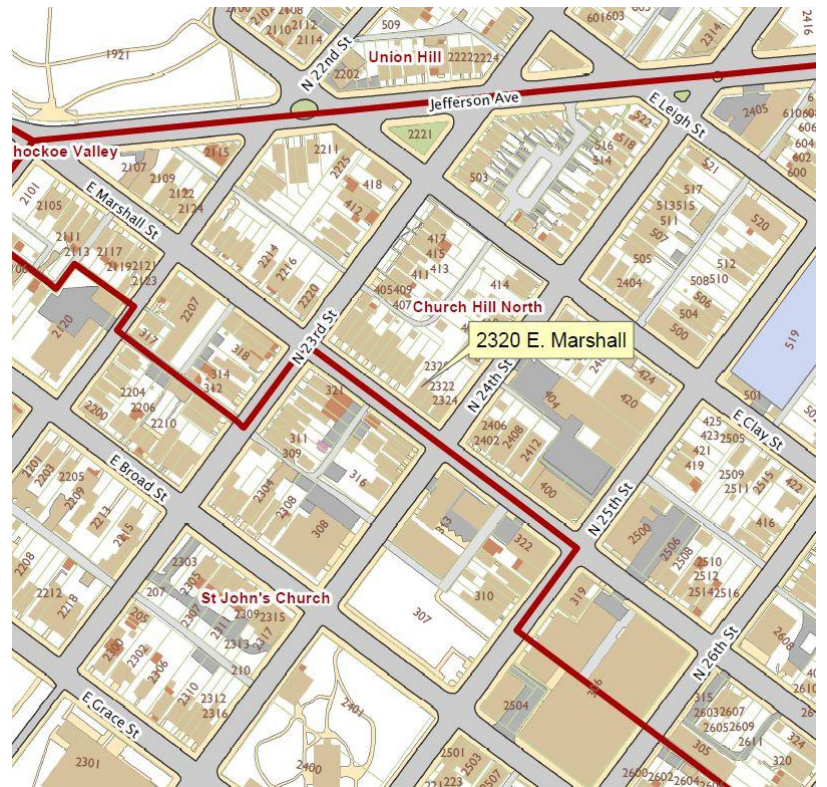


**PROJECT DESCRIPTION**

**Construct a new single-family, attached residence.**

**PROJECT DETAILS**

- The applicant proposes to construct a three-story residence, attached to an existing building, on a vacant part of the parcel.
- The new building will be a three-story wood frame residence attached to the west elevation of 2320 E. Marshall Street.
- The building will be set back in an effort to maintain the views towards Adams Row, and is designed to transition between these buildings and 2320 E. Marshall Street.
- The front façade will be three bays wide and a combination of masonry and metal cladding.
- The new building will have also have a sunken front terrace.
- The application will require a zoning variance.



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STAFF RECOMMENDATION

### APPROVE WITH CONDITIONS

**PREVIOUS REVIEWS**

The Commission expressed concern about the mix of materials on the façade and recommended the use of a more consistent material, either in a more modern palette, similar to the rear, or more traditional. The Commission discussed how the building is not aligned with the neighboring properties and suggested bringing it forward to align with the neighboring property.

**STAFF RECOMMENDED CONDITIONS**

- the entire façade be clad brick and the vertical wood trim be removed from the design
- the cornice line extend the entire width of the façade
- the final material specifications and colors be submitted to staff for review and approval

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## STAFF ANALYSIS

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Standards for New Construction (including additions): Residential, pg. 46, Siting

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- 2. New residential infill construction should respect the prevailing front and side yard setback patterns of the surrounding block.*
- 3. New buildings should face the most prominent street bordering the site.*

The proposed new residence faces E. Marshall Street and is set back further from the sidewalk than the surrounding buildings. Staff notes that it is carefully sited to maintain views of the adjacent Adams block.

Standards for New Construction (including additions): Residential, pg. 46, Form

- 1. New construction should use a building form compatible with that found elsewhere in the historic district. Building form refers to the specific combination of massing, size, symmetry, proportions, projections and roof shapes that lend identity to a building. Form is greatly influenced by the architectural style of a given structure.*
- 2. New residential construction should maintain the existing human scale of nearby historic residential construction in the district.*
- 3. New residential construction and additions should incorporate human-scale elements such as cornices, porches and front steps into their design.*

The new building is designed with architectural features, such as a brick soldier course, vertically aligned and horizontally aligned windows, and a front door and canopy, in a manner that is architecturally cohesive with the adjacent properties. Staff finds that the design features, including the windows, elevated front stairs, canopy, and horizontal design elements serve to maintain the existing human scale of the district.

Staff notes that the applicant proposes a metal clad bay between the existing historic building and two bays of the proposed semi-attached building. Staff finds that metal is not a material often found on the exterior of residential buildings in the district and the residential buildings all have a single, consistent material on the facade. Since the building is not connected on the interior to another building, staff does not believe an exterior treatment that indicates a connector is appropriate. Further, the entryway and first bay are not recessed; instead, the design is for a flat façade. Staff recommends the entire façade be clad brick and the vertical wood trim be removed from the design.

Standards for New Construction, Height, Width, Proportion, & Massing, pg. 47

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- 3. The cornice height should be compatible with that of adjacent historic buildings.*

The proposed building will be in keeping with the height of the existing building at 3220 E. Marshall Street. However, staff recommends the cornice line extend the entire width of the façade. The design also maintains the vertical orientation of other residential properties in the surrounding district with the aligned fenestration pattern.

Standards for New Construction, Materials and Colors, pg. 47

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- 2. Materials used in new residential construction should be visually compatible with original materials used throughout the district.*

The applicant proposes a red brick and metal cladding exterior, stone headers, and a metal hand rail. Staff finds the proposed materials are generally in keeping with the materials found throughout the district. As stated above, staff recommends the entire façade be clad brick and the vertical wood trim be removed from the design.

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New  
Construction,  
Doors and  
Windows, pg.  
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*3. The size, proportion, and spacing  
patterns of doors and window openings on  
free standing, new construction should be  
compatible with patterns established within  
the district.*

The applicant has responded to staff and Commission feedback and now proposes a 1/1 window.

On the rear elevation, the applicant proposes large windows and sliding doors. Staff finds that there will be limited visibility of this elevation, and the more modern design serves as a transition between the historic house and the proposed free-standing house to the rear.

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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. 2320 E. Marshall Street, existing building.

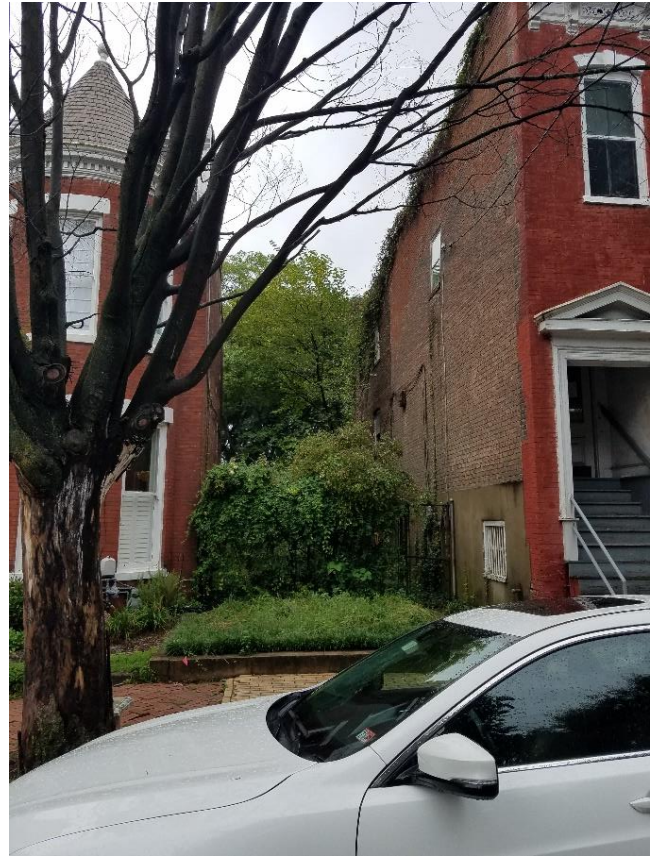


Figure 2. Marshall Street, location of proposed new construction.



Figure 3. Adams Row, 2300-2316 E. Marshall Street.