

10. COA-078388-2020

PUBLIC HEARING DATE

September 22, 2020

PROPERTY ADDRESS

2320 East Marshall Street

DISTRICT

Church Hill North

APPLICANT

Porchlight Homes LLC

STAFF CONTACT

Carey L. Jones

Commission of Architectural Review

STAFF REPORT

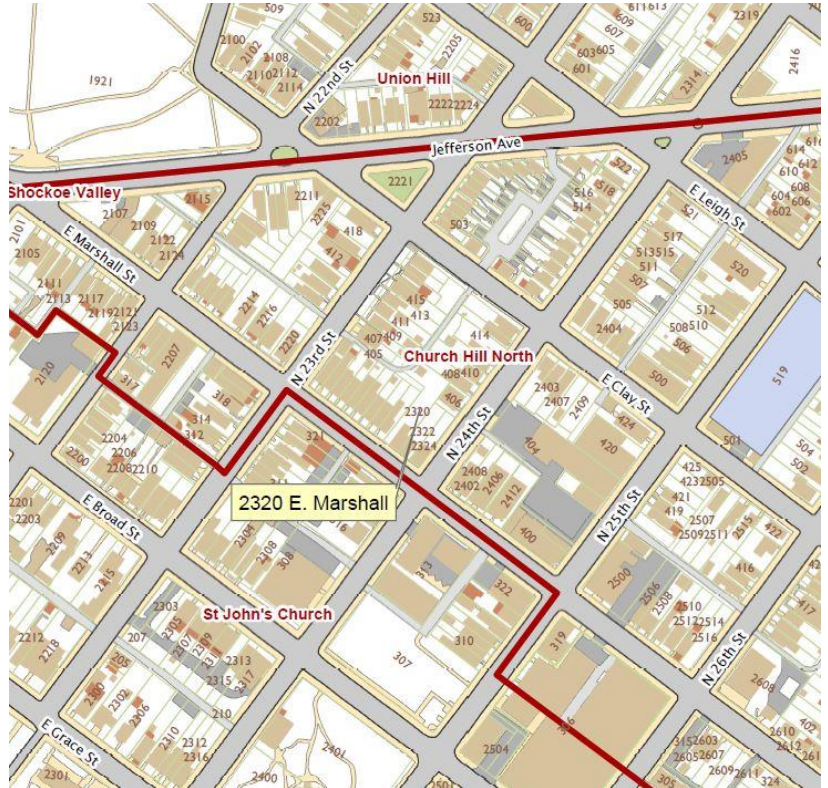


PROJECT DESCRIPTION

Rehabilitate an existing building, construct a semi-attached single-family residence, and construct a new single-family residence off the alley.

PROJECT DETAILS

- The applicant proposes to rehabilitate the historic building at 2320 E. Marshall Street. The rehabilitation will include: cleaning the exterior masonry and installation of new windows. The applicant also proposes a new front entry stairway that resembles the stairways at 2322 and 2324 E. Marshall Street. A new entrance on the rear elevation is also proposed.
- The applicant also proposes to construct a three-story residence attached to the 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 new building will have also have a sunken front terrace.
- The applicant also proposes new freestanding construction, the Alley Residence, at the rear of the lot. This building will be a three-story wood frame residence with a first floor two-car garage. The design of this building is a modern design, utilizing compatible materials.
- A new parking area and fence are also proposed.



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CONCEPTUAL REVIEW

The applicant is seeking **Conceptual Review** for this project. Conceptual review is covered under Sec. 30-930.6(d) of the City Code: The commission shall review and discuss the proposal with the applicant and make any necessary recommendations. Such Conceptual Review shall be advisory only. Commission staff reviewed the project through the lens of the "Standards for New Construction" on pages 44, and 46-56 of the Richmond Old and Historic District Handbook and Design Review Guidelines utilizing the Guidelines presented below.

PREVIOUS REVIEWS

The Commission has not previously reviewed this application. However, the applicant has met with staff to

discuss the proposed new construction and rehabilitation of the existing building.

SURROUNDING CONTEXT

The surrounding district is primarily residential in character and is mostly developed with attached, single-family dwellings. The northwest side of the 2300 block of East Marshall Street is developed with Adams Row, a group of two-story brick row houses with projecting bays, one-bay entrance porches, false mansard roofs, and shallow front yards. 2320-2324 East Marshall Street is developed with two-story brick buildings with English basements and shed roofs. These buildings are built at the property line. Buildings on the south side of East Marshall Street address the numbered side streets.

STAFF COMMENTS

2320 E. Marshall Street:

Staff recommends:

- Denial of the change in staircase design and expanding the masonry openings on the rear elevation
- The applicant use the existing window openings for the new doors
- Approval of the rear porch with a reduction in the depth

2318 E. Marshall Street:

- Staff recommends a consistent material palette be utilized on the façade

2320 E. Marshall Street – Rear/Alley House

- Staff recommends the applicant consider simplifying the overall material palette and the fenestration pattern on the north elevation

STAFF ANALYSIS – 2320 E. Marshall Street Rehabilitation

Secretary of the Interior Standards for Rehabilitation, pg. 4

2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
3. Each property shall be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.

The applicant proposes to demolish the existing straight-run front stairs and construct a new stairway. The new stairway will be an L (quarter-turn) stair constructed of brick with a wood railing. The new stairway is modeled on the stairs at 2322 and 2324 E. Marshall Street. Staff could not find any photographic evidence of an L (quarter-turn) stair configuration at this location and recommends denial of this change in stair configuration. Staff acknowledges that the stairs are in need of repair and recommends the applicant work with staff to develop a rehabilitation plan for this element.

Building Elements, Windows, pg. 69

5. Original masonry openings for doors and windows should be maintained.
7. Windows should only be replaced when they are missing or beyond repair. Any reconstruction should be based on physical evidence or photo documentation.
8. The number, location, size or glazing pattern of windows should not be changed by cutting new openings, blocking out windows or by installing replacement sash that do not fit the original window.

The applicant proposes to replace windows on the building. Staff recommends the applicant submit a complete window survey and work with staff for an administrative approval of windows repairs, or replacement.

The applicant also proposes to remove windows on the rear elevation and enlarge the openings to allow for doors. Staff recommends against enlarging the window openings in the masonry elevation as the Guidelines encourage maintaining the original openings and recommend against cutting new openings in masonry buildings. Staff recommends the

applicant consider using one or more of the existing window openings for a door, provided the new door fits within the existing jambs.

Masonry, pg. 89
4. Masonry cleaning. Cleaning of masonry should only be undertaken when necessary, never simply to give a structure a “new appearance.” Masonry cleaning should be carried out by a knowledgeable contractor who specializes in non-invasive cleaning techniques.

The applicant proposes to clean and potentially paint the exterior masonry facade. The applicant indicates that the façade has a pigmented painting. Staff recommends approval of the cleaning provided the gentlest means possible are used. Staff further requests that if the applicant determines that the exterior paint requires repainting this be submitted to staff for review and approval.

New Construction, Form, pg. 46 # 1, 5
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.

The applicant proposes to construct a one-story, full-width porch with a half-hipped, standing seam metal roof and square supports. The porch will be accessed by a straight run of stairs and the proposed new sliding glass doors on the rear. The porch will extend to the north and fill in the inset area.

The proposed porch will be 12'-deep. Staff finds this is deeper than what is typical for the surrounding area and recommends the porch be reduced in depth.

5. Porch roofs are encouraged to utilize standing- or flat-lock metal seam roofs that are hand-seamed, or closely approximate handseaming. Seams that, in section, are large, rectangular seams, reminiscent of pre-formed seams utilized on prefabricated industrial or commercial structures, are not acceptable. Membrane roofs are acceptable substitutes for flat-lock seamed metal roofs.

The applicant proposes a standing seam metal roof. Staff recommends the applicant submit the details of the porch roof materials for review.

STAFF ANALYSIS – 2318 E. Marshall Street

Standards for New Construction (including additions): Residential, pg. 46, Siting
*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.
4. If setback waivers or any other waivers are needed, the applicant may petition the Commission to support a Board of Zoning Appeals (BZA) waiver.*

The applicant also proposes to construct a new, three-story residence attached to the existing building on a vacant part of the parcel. The new residence will be attached to the west side of 2320 E. Marshall Street and will be a similar height to the existing building. The residence is carefully sited to maintain views of the massing of the adjacent Adams block.

The applicant has discussed this project with zoning staff.

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

The new building is designed with architectural features, such as a brick soldier courses, vertically aligned and horizontally aligned windows, and a front door and canopy, in a manner that is architecturally cohesive with the adjacent properties.

46, Form	<p><i>is greatly influenced by the architectural style of a given structure.</i></p> <p><i>2. New residential construction should maintain the existing human scale of nearby historic residential construction in the district.</i></p> <p><i>3. New residential construction and additions should incorporate human-scale elements such as cornices, porches and front steps into their design.</i></p>	Staff notes that the applicant proposes a hardi panel and trim connector between the existing historic building and the proposed attached building. 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.
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Standards for New Construction, Height, Width, Proportion, & Massing, pg. 47	<p><i>1. New residential construction should respect the typical height of surrounding residential buildings.</i></p> <p><i>2. New residential construction should respect the vertical orientation typical of other residential properties in surrounding historic districts.</i></p> <p><i>3. The cornice height should be compatible with that of adjacent historic buildings.</i></p>	The proposed building, including the cornice, will be in keeping with the height of the existing building at 3220 E. Marshall Street. The design also maintains the vertical orientation of other residential properties in the surrounding district with the aligned fenestration pattern.
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Standards for New Construction, Materials and Colors, pg. 47	<p><i>2. Materials used in new residential construction should be visually compatible with original materials used throughout the district.</i></p>	<p>The applicant proposes a red brick and hardi panel exterior, stone headers, 2/2 windows, and a metal hand rail. Staff finds the proposed materials are in generally in keeping with the materials found throughout the district.</p> <p>As this is new construction, not an addition, staff believes the hardi panel connector is not necessary and <u>recommends a consistent material palette on the façade.</u></p>
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New Construction, Doors and Windows, pg. 49	<p><i>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.</i></p>	<p>The applicant proposes two-over-two windows on the façade. Staff recommends the use of a one-over-one window to differentiate the historic building and new construction.</p> <p>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.</p>
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STAFF ANALYSIS – 2320 E. Marshall Street – Rear/Alley House

Standards for New Construction (including additions): Residential, pg. 46, Siting	<p><i>2. New residential infill construction should respect the prevailing front and side yard setback patterns of the surrounding block.</i></p>	In the rear of the L-shaped property the applicant proposes to construct a free-standing, three-story residence with a first floor garage. Staff supports the construction of a new residence in the L-shaped rear of the site.
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Standards for New Construction	<p><i>1. New construction should use a building form compatible with that found elsewhere in the historic district. Building form refers to</i></p>	The new residence is designed in a modern style with a proposed roof overhang, large multi-light windows, and subtle exterior details.
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(including additions): Residential, pg. 46, Form	<p><i>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.</i></p> <p><i>2. New residential construction should maintain the existing human scale of nearby historic residential construction in the district.</i></p>	The existing alley-facing buildings on the subject block consist of one-story garages and sheds.
Standards for New Construction, Height, Width, Proportion, & Massing, pg. 47	<p><i>1. New residential construction should respect the typical height of surrounding residential buildings.</i></p> <p><i>2. New residential construction should respect the vertical orientation typical of other residential properties in surrounding historic districts.</i></p>	<p>The proposed building is 35 feet in height which appears to be taller than the historic buildings facing E. Marshall Street.</p> <p>The applicant proposes large vertically aligned windows on the front and side elevation. Staff finds this is in keeping with the proposed modern design of the building.</p>
Standards for New Construction, Materials and Colors, pg. 47	<p><i>2. Materials used in new residential construction should be visually compatible with original materials used throughout the district.</i></p>	For the exterior materials, the applicant proposes a mix of brick veneer, wood siding, hardi panels, and fiber cement. Staff finds the majority of the residences utilize masonry or wood as the primary materials. Staff recommends <u>the applicant consider simplifying the material palette.</u>
New Construction, Doors and Windows, pg. 49	<p><i>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.</i></p>	<p>The proposed building has two garage door openings on the ground floor and a single door opening. The applicant proposes a wood screen in front of the main entrance door that is cohesive with the wood garage doors. The upper two stories have large windows. Staff notes that interior garages and wood screening in front of doors is not a feature commonly found in the district.</p> <p>On the north elevation the applicant proposes a single row of differently shaped windows on the top floor. <u>Staff recommends the applicant consider a more cohesive fenestration pattern.</u></p>

FIGURES

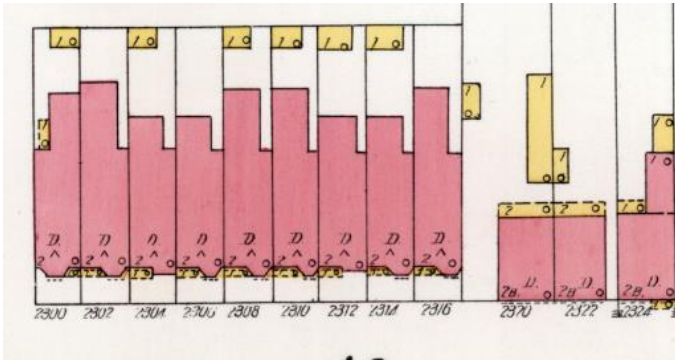


Figure 1. 1905 Sanborn Map

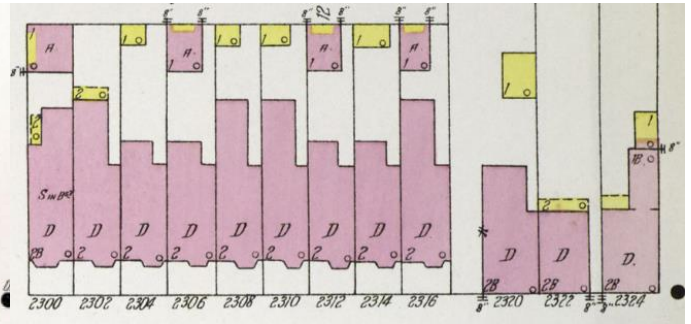


Figure 2. 1925 Sanborn Map



Figure 3. Assessor's card 1957-1977



Figure 4. WPA survey, 1936



Figure 5. 2320 E. Marshall Street, existing building.



Figure 6. Marshall Street, location of proposed new construction.



Figure 7. 2322 and 2324 E. Marshall Street.



Figure 8. 2322 E. Marshall Street, rear, proposed location of new free-standing construction.



Figure 9. Adams Row, 2300-2316 E. Marshall Street.



Figure 10. View towards proposed new free-standing construction from North 24th Street.