



Commission of Architectural Review

4. COA-186154-2026	Final Review	Meeting Date: 7/28/2026
Applicant/Petitioner	Chris Coiner	
Project Description	Exterior rehabilitation of extant building, to include alterations to rear and existing masonry openings	
Project Location		
Address: 606 N 1st St		
Historic District: Jackson Ward		
High-Level Details: The applicant proposes the exterior rehabilitation of a single family, masonry, Italianate style building ca. 1880s. Exterior alterations include the removal of a rear wooden stair and landing, enclosing an unfinished/manipulated rear addition, and altering masonry openings.		
Staff Recommendation	Approval, with Conditions	
Staff Contact	Alex Dandridge, Alex.Dandridge@RVA.gov, (804)646-6569	
Previous Reviews	Staff administratively reviewed and approved the replacement of the front porch roof with TPO roofing in July 2026.	
Staff Recommendations	• Transoms on the south elevation of the sleeping porch be retained as glazed openings, not be sealed from the interior. • Proposed window groupings of the rear elevation of the sleeping porch incorporate more substantial trim and mullions that closely match the dimensions and profile of the existing window trim. Final window detailing should be submitted to staff for review and approval. • Area above the newly created door opening be infilled with brick and inset one course, and the width of the existing masonry opening be preserved • Reconstructed façade windows be arched, one-over-one windows and be installed within the existing openings, matching the original windows proportions.	

	• New windows on side and rear be wood or aluminum clad wood, double hung windows with either a six-over-six or one-over one configuration with simulated divided lights, and fit within the existing openings, matching the original windows proportions without adding infill trim. Final window specifications be submitted for admin approval. • Original front door transom window and trim be preserved. • During construction, if it is determined that the front door is beyond repair, the new front door must be wood, and its design based on photographic or physical documentation if it exists, otherwise the door must be a design that references original front door designs seen within the district. Final documentation, material, and design submitted to staff for administrative approval. • Masonry repair be done using brick that matches the existing in color, dimension and finish as closely as possible, and a lime based mortar that matched the color, composition, and profile of the existing. • Façade's decorative, wooden cornice be scraped and repaired in-kind without the removal or alterations of any of its extant features. • Replacement fiberglass columns match the original columns in overall proportions, including the dimensions at the base, shaft, and top. Staff further recommends that detailed dimensions of both the existing and proposed columns be submitted to staff for review and approval prior to fabrication to ensure the replacement columns accurately replicate the appearance of the historic originals. • Built in gutters be repaired and retained in-kind and properly flashed. Final gutter and downspout specifications be submitted to staff for administrative review and approval. • Decking be replaced/repaired in-kind. • Front balustrade be scraped and repaired in-kind. • Exterior chimney stacks must be repaired and retained and shown on the final building plans. • Façade be repainted a red or brick color to match the predominant color schemes on the block. Final exterior color selections submitted for staff review and approval. • Any unpainted masonry remain unpainted.
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Staff Analysis

Guideline Reference	Reference Text	Analysis
Standards for Rehabilitation, pg. 4-5 Building Elements, Window Replacement and/or Reconstruction, pg. 69	<i>1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.</i> <i>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.</i> <i>4. Most properties change over time; those changes that have acquired historic significance in their own right shall be preserved.</i> <i>9. New additions, exterior alterations or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale and architectural features to protect the historic integrity of the property and its environment.</i> Windows <i>7. Windows should only be replaced when they are missing or beyond repair. Any reconstruction should be based on physical evidence or photo documentation.</i> <i>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. Changes to existing windows or the addition of new windows along a secondary elevation will be considered by the Commission on a case-by-case basis.</i> <i>9. The architectural character of windows should not be altered by inappropriate materials or finishes that radically change the sash, depth of reveal, muntin configuration, the reflective quality or color of the</i>	Rear There is an extant two-story frame sleeping porch located at the rear of the building. The sleeping porch is in poor condition and features a brick first-story base with stucco-clad wall surfaces on the remainder of the first story and the entirety of the second story. Access is provided by a deteriorated wood stair and landing on the south elevation, with entrances at both floor levels. The south elevation contains vertically aligned window-and-door assemblies with transoms, while the rear elevation features a grouping of three windows with substantial, plain trim. An unfinished opening on the second story appears to correspond in size and proportion to the first-floor window assembly, suggesting that a similar opening or window configuration may have previously existed in this location. Sanborn Fire Insurance Maps indicate that the building evolved through multiple phases of construction. The primary brick massing of the building was likely completed in the 1880s. By 1951, a one-story brick addition had been constructed at the rear of the building. Although documentary evidence of subsequent alterations has not been identified, the extant conditions of the structure, along with visible ghosting on the north elevation, suggest that a second brick story was later added atop the one-story rear addition. The rear frame enclosure appears to have been constructed as a subsequent phase. The enclosure's materials, stucco finish, and exterior trim details are consistent with construction practices commonly employed in the region during the early twentieth century and suggest a construction date between approximately 1900 and 1930. The 1951 Sanborn Map doesn't show the existence of the frame section, so its construction date is ultimately unknown. Sanborn maps further indicate that a long, covered porch historically extended along the south side of the building and was removed by the mid-twentieth century. Physical evidence on the building also suggests that numerous alterations to historic window and door openings have occurred over time, reflecting the building's continued evolution and adaptation throughout its history. For this rear portion of the building, the applicant proposes to remove the deteriorated rear stair, landing, and roof overhang. Alterations to the rear sleeping porch also include reconfiguration of the existing fenestration. The existing groupings of three windows on the first and second floors of the rear elevation will be removed

	<i>glazing or the appearance of the frame.</i> <i>10. The architectural appearance of original windows should be used as a model for new windows. Changes in the sash, depth or reveal, muntin configuration, frame or glazing is strongly discouraged. New glass should not be tinted or receive reflective coatings.</i>	and replaced with new groupings of three vertically aligned windows. While the proposed configuration generally reflects the existing arrangement, the new windows appear smaller and more contemporary in design. To better approximate the dimensions of the existing window assemblies as viewed from the exterior, the lower portion of each opening will be infilled with a paneled section. On the south elevation, the applicant proposes to retain the existing doors and transoms but seal the doors from the interior. The adjacent sidelights appear to be proposed for removal. <u>Staff recommends that the existing transoms on the first and second floors of the south elevation of the sleeping porch be retained as functional glazed openings and not be sealed from the interior. Staff further recommends that the proposed window groupings on the first and second floors of the rear elevation of the sleeping porch incorporate more substantial trim and mullions that closely match the dimensions and profile of the existing windows. Final window detailing should be submitted to staff for review and approval.</u> Historically, the frame addition reads as a sleeping porch, and the Design Review Guidelines recommend that portions of historic buildings originally intended to have a high degree of transparency retain that transparency during rehabilitation. Staff finds that, with the recommended modifications, the proposed alterations will maintain an appropriate level of transparency while preserving the historic character of the sleeping porch. The applicant proposes to convert a rear, inset window to a door on the setback rear elevation that is intended to serve as rear yard access. The application demonstrates that the brick sill of the extant window will be dropped to grade, and the remaining height above the new door assembly will be infilled. The masonry opening proposed for conversion is located on the original 1880s portion of the building, therefore staff recommends that the <u>area above the newly created door openings be infilled with brick and inset in the opening one course of brick, and that the width of the existing masonry opening be preserved to reference the dimensions of the original opening.</u> <u>Windows</u> Many of the original windows on the building are either missing or appear to be in disrepair. The applicant is proposing to install new aluminum-clad windows without a grid. The guidelines state that new windows should be based on the original's design. Staff was able to locate an image from the 1950s of the façade, as well as physical documentation on the building remnants
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		of window sashes). This photographic and physical documentation shows that the façade originally featured double hung, arched, one-over-one windows. For the façade, staff recommends that <u>new wood or aluminum clad wood double hung, arched, one-over-one windows be installed within the existing openings, matching the original windows proportions, without adding infill trim.</u> For the sides and rear of the building, the fenestration is inconsistent. There are varying styles and some windows are beyond repair or missing. On the side and rear elevation, <u>staff recommends that new windows be wood or aluminum clad wood, double hung windows with either a six-over-six or one-over-one configuration with simulated divided lights, and fit within the existing openings, matching the original windows proportions without adding infill trim.</u> Photographic documentation of the rear and side windows was not obtained, however physical evidence does exist, showing that some windows had a six-over-six configuration while a few features a nine-over-nine configuration. Staff notes that most historic buildings in this district featured divided lights on the sides and rear. <u>Staff recommends that all final window specifications be submitted for admin approval, and should include dimension, material, and design.</u> The applicant has submitted documentation that demonstrates that the original wooden, double-hung, arched windows located on the façade are being repaired/rebuilt to be reinstalled.
Porches, Entrances and Doors, Entrance and Porch Removal, Replacement and Reconstruction, pg. 71	<i>14. Do not remove original doors and door surrounds. Replacement doors and door surrounds with stamped or molded faux paneling or leaded, beveled, or etched glass are strongly discouraged and rarely permitted. Stamped or molded faux paneled doors are inappropriate substitutes for door types found in historic districts.</i>	The plans state that the applicant proposes to repair and retain the existing front door and transom window. <u>Staff recommends that the original front door transom window and trim be preserved.</u> <u>During construction, if it is determined that the front door is beyond repair, the new front door must be wood, and its design based on photographic or physical documentation if it exists, otherwise the door must be a design that references original front door designs seen within the district, Final documentation, material, and design submitted to staff for administrative approval.</u>

Masonry pg. 90	<i>Replacement mortar should duplicate the original in strength, composition, color and texture</i>	On a site visit, staff notes that there are many areas on the building that require significant masonry repair. <u>Staff recommends that masonry repair be done using brick that matches the existing in color, dimension and finish as closely as possible, and a lime based mortar that matched the color, composition, and profile of the existing.</u>
Standards for Rehabilitation, pg. 4-5 Standards for Rehabilitation, Residential Construction, pg. 59	General Rehabilitation Standards <i>6. Deteriorated historic features shall be repaired rather than replaced. When the severity of deterioration requires replacement or a distinctive feature, the new feature shall match the old in design, color, texture and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical or pictorial evidence.</i> <i>9. New additions, exterior alterations or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale and architectural features to protect the historic integrity of the property and its environment.</i> Residential construction 2. Retain original wood features such as cornices, brackets, window and doorway surrounds, sashes and doors. Maintain the historic reveal or exposure of the siding and trim, as it is an important character-defining feature. 9. Do not remove or radically alter fundamental architectural features such as windows, roofs or porches.	<u>Cornice</u> <u>Staff recommends that the façade's decorative, wooden cornice be scraped and repaired in-kind without the removal or alterations of any of its extant features.</u> Based on a site visit and images submitted by the applicant, staff notes that some of the cornice vents have missing areas. The applicant plans to preserve the cornice vents in-place, and to install mesh screening on the interior to seal from exterior elements/animals. Staff supports this approach. <u>Columns</u> The front porch features five Scamozzi columns, including three freestanding columns across the front façade and two engaged columns. The columns appear to be in poor condition, with several held together by metal straps. The two columns on the left side of the porch have lost their Scamozzi capitals, which have been replaced with simple wood blocks. The applicant proposes to replace the deteriorated columns with fiberglass columns while retaining and reinstalling the existing Scamozzi capitals where they remain. For the two missing capitals, the applicant proposes to fabricate replacement Scamozzi capitals using 3D printing technology to match the original design. Staff supports the proposed replacement of the porch columns. However, staff recommends that the <u>replacement fiberglass columns match the original columns in overall proportions, including the dimensions at the base, shaft, and top. Staff further recommends that detailed dimensions of both the existing and proposed columns be submitted to staff for review and approval prior to fabrication to ensure the replacement columns accurately replicate the appearance of the historic originals.</u> <u>Gutters</u> <u>Staff recommends that all built in gutters be repaired and retained in-kind and properly flashed.</u> The application states that new rounded downspouts will be installed. <u>Staff recommends that all final gutter and downspout specifications be submitted to staff for administrative review and approval.</u>

		<u>Decking</u> The application states that the existing decking boards will be retained, and several boards replaced that are currently missing. <u>Staff recommends that the decking be replaced/repaired in-kind.</u> <u>Balustrade</u> The application states that the extant, original balustrade will be repaired in-kind. <u>Staff recommends that the balustrade be scraped and repaired in-kind as needed.</u> <u>Porch Roof</u> Staff administratively approved the replacement of the front porch roof with TPO in a previous application. <u>Chimneys</u> To speak to the history of the building's original heating systems, <u>staff recommends all exterior chimney stacks must be repaired and retained and shown on the final building plans.</u> The application indicates that the applicant will retain, repair, and cap all extant exterior chimney stacks. <u>Front Steps</u> The applicant proposes to reconstruct the front wooden steps to match the width of the extant brick sidewalk (5.5'). Staff supports this alteration.
Paint General Guidelines	<i>8. Exterior color selections must complement or be consistent with existing color schemes found in the district. Color schemes that differ from what is typically seen in a district may be approved for new infill construction as a means to differentiate it.</i>	The façade of the building has been previously painted. <u>Staff recommends that the façade of the building be repainted a red or brick color to match the predominant color schemes and material colors on the block. Final exterior color selections submitted for staff review and approval.</u> <u>Staff recommends that any unpainted masonry remain unpainted.</u>

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. Existing conditions. Facade of 606 North 1st Street.



606 North First Street - Originally identical to its neighbor 604, this house has a handsome Ionic porch substituted for its original jigsaw porch. Well-preserved, the only sign of age is the substitution of a wood block for an Ionic capital.

Figure 2. Documentation of property in Historic Jackson Ward Publication.



Figure 3. Photographic documentation showing arched one-over-one windows and Scamozzi columns. City Assessor records, 1950s.



Figure 4. Existing condition of south elevation of 606 North 1st Street, including deteriorated decking and doors on the rear sleeping porch enclosure.



Figure 5. Existing opening to be converted to door for rear yard access.



Figure 6. Arched windows being reconstructed to be reinstalled on the facade.