



Commission of Architectural Review

2. COA-138395-2023	Final Review Meeting Date: 11/28/2023
Applicant/Petitioner	John W. Collier III
Project Description	Rehabilitate an existing dwelling and construct a rear addition.
Project Location	
Address: 514 West Marshall Street	
Historic District: Jackson Ward	
<p>High-Level Details:</p> <ul style="list-style-type: none"> • The project includes a complete rehabilitation of the exterior and interior. • A new addition will be added to the northwest side of the rear/north side. The addition will be 16 by 10 feet. • The porch was removed due to its poor condition. • The dwelling was divided into two apartments around 1950. 	
Staff Recommendation	Approval
Staff Contact	Annie Delaroderie, anne.delaroderie@rva.gov , 804-646-6335
Previous Reviews	The City of Richmond property maintenance required that the front porch to be removed sometime in 2019, due to its unsafe condition; however, Staff was unable to locate any documentation of this decision.
Conditions for Approval	<p>Staff recommends:</p> <ul style="list-style-type: none"> • that paint colors for the front porch be submitted to staff for Administrative Review and Approval. • that decking boards that are deteriorated beyond repair be replaced in-kind to match the width and profile (tongue and groove), and be installed perpendicular to the face of the building. • that the lap siding be either fiber cement siding or wood. Final material submitted to staff for review and approval. • that the new deck have a finished appearance with no exposed hardware. • that the railings on the new decks not be “nailed-up” pickets, but be a finished design such as “Richmond Rail”. Final railing design be submitted to staff for review and approval. • that the applicant submit photographs of the existing windows

	<p>that need to be replaced, and a description of the replacement windows for Administrative Review and Approval.</p> <ul style="list-style-type: none"> that the applicant submit plans, description, and photographs of the proposed new fence.
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Staff Analysis

Guideline Reference	Reference Text	Analysis
Residential Buildings: Typical Problems, page 87.	<p><i>Artificial Siding: Past efforts to improve the exterior appearance and reduce maintenance of a structure have often involved the installation of vinyl, aluminum or asbestos shingle. These materials greatly alter the look of an historic residence and may result significant maintenance problems in the future.</i></p>	<p>At some point, the dwelling was clad in asbestos shingles. Buildings on this block include two-story brick dwellings and two-story frame dwellings. This particular building was built with wooden siding. As part of this rehabilitation project, the house will be clad in 8" unbeaded lap siding. The new addition on the northwest section of the north side will have 7" lap siding.</p>
Windows: Typical Window Types, Typical Window Problems, pages 98-99.	<p><i>Windows add light to the interior of a building, provide ventilation, and allow a visual link to the outside. Windows also help define a building's style.</i></p> <p>Lack of Maintenance: <i>Most windows in historic districts are made of wood. Some sills, lintels, surrounds and hoods may be made of other historic materials such as concrete, stone or metal.</i></p> <p>Inappropriate Replacement Windows: It is generally not appropriate to replace historic windows. <i>Replacements are often made as a result of poor maintenance of the original materials, or from a belief that the original windows do not provide sufficient energy efficiency.</i></p>	<p>The windows on the first and second floors of the house's façade will be retained and repaired as part of the project. The applicant has stated the windows on the rear of the house are not salvageable. The windows on the rear will need to be replaced with windows of a similar appearance and materials. <u>Staff recommends that the applicant submit photographs of the existing windows that need to be replaced, and a description of the replacement windows for Administrative Review and Approval.</u> On the northeast section of the north side, one-over-one double hung windows will replace existing wood paneled doors.</p>
Residential Buildings: Typical Problems, page 87.	<p>Inappropriate Porch Remodeling and Porch Removal: <i>A significant character-defining architectural feature is lost when original porches on historic homes are removed.</i></p>	<p>The city asked the owner of 514 West Marshall Street to remove the porch at this residence due to its poor condition. The porch roof and all of its components are inside the house. The owner intends to repair the porch materials and put the porch back in place to match its original appearance, including roof form and material. <u>Staff recommends that paint colors for the porch be submitted to staff for Administrative Review and Approval.</u></p>
Wood: Typical Problems, page 91.	<p>Cracked or warped boards <i>may result from long-term exposure to the extremes of weather or from pressure stresses. Removal and replacement with sound boards is often the only solution.</i></p> <p>Cracked, peeling or blistering paint <i>signals excessive moisture, improperly prepared paint surfaces or chemical incompatibility of paint layers. Rot is a fungus that consumes wood and thrives in dark, moist areas such as unventilated or light-deprived areas.</i></p>	<p>A front porch floor remains in place, but does have areas that are deteriorated beyond repair. The supporting corner and side porch boards are in poor condition, showing severe rot, decay, and cracked paint. <u>Staff recommends that decking boards that are deteriorated beyond repair be replaced in-kind to match the width and profile (tongue and groove), width, and be installed perpendicular to the face of the building.</u></p>

Standards For New Construction, page 46.	<p><i>All new residential and commercial construction, whether in the form of additions or entire buildings should be compatible with the historic features that characterize the setting and context. To protect the context of the surrounding historic district, new construction should reference the materials, features, size, scale, proportions, and massing of the existing historic buildings in its setting.</i></p>	<p>The proposed addition will be compatible with neighboring houses' rear additions based on its form and massing.</p> <p>The new rear addition will be clad in horizontal lap siding with a 7" reveal. <u>Staff recommends that the lap siding be either fiber cement siding or wood. Final material submitted to staff for review and approval.</u></p> <p>The roof of the addition will be a membrane roof that will match the color of the existing.</p> <p>There will be a new, two story rear deck that will be supported by 16"x16" brick piers. <u>Staff recommends that the new deck have a finished appearance with no exposed hardware. Staff recommends that the railings not be "nailed-up" pickets, but be a finished design such as "Richmond Rail". Final railing design submitted to staff for review and approval.</u></p>
Standards For New Construction: Siting, page 46.	<p><i>1. Additions should be subordinate in size to their main buildings and as inconspicuous as possible. Locating additions at the rear or on the least visible side of a building is preferred.</i></p>	<p>The proposed addition is planned to be situated in the area adjacent to the existing rear addition. The new addition will be located at the rear and will be no taller than the existing addition and the primary dwelling.</p>
Standards For New Construction: Form, page 46.	<p><i>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.</i></p>	<p>The addition will be compatible with the historic building and other buildings in the historic district. Several of the historic buildings on this block have rear brick or wooden additions.</p>
New Construction: Doors and Windows, page 56	<p><i>1. The size, proportion and spacing patterns of door and window openings on a new addition should follow patterns established by the original structure. Wide, horizontal so-called 'picture windows' on new additions are strongly discouraged.</i></p>	<p>The windows on the proposed addition will follow the same glazing pattern as existing windows on the historic dwelling. New six-over-six double hung windows will be added to the basement addition. Openings on the first and second floors of the addition will include one-over-one double hung windows and wood paneled doors.</p>
New Construction: Fence and Walls, page 51, Administrative Approval For Walls, Fences and Gates, page 6.	<p><i>1. Fence, wall and gate designs should reflect the scale of historic structures they surround, as well as the character of nearby fences, walls and gates.</i></p> <p><i>2. Fence, wall, or gate materials should relate to building materials commonly found in the neighborhood.</i></p> <p><i>3. Privacy fences along the side and rear of a property should be constructed of wood of an appropriate design.</i></p> <p><u>The Following Items shall under no circumstance be approved administratively</u> and will require a Certificate of Appropriateness from the Commission of Architectural Review.</p> <p><i>1. The construction of a privacy fence in the front yard of a property.</i></p> <p><i>2. The construction, installation, or modification in detail and/or extent of any fence, wall or addition that exceeds 6.5 feet for rear or side yards, and 4 feet in height for any front yard.</i></p>	<p>A chain link fence is in front of this property, and around the rear side. The Commission of Architectural Review does not approve the installation of chain link fences in City Old and Historic Districts. <u>Staff recommends that the applicant submit plans, description, and photographs of the proposed new fence.</u></p>

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| | <p>3. The construction or modification in detail and/or extent of masonry walls.</p> <p>4. The installation or modification in detail and/or extent of vinyl, plastic, wire, metal lattice, or chain link fence.</p> | |
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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. Current view of 514 West Marshall Street. The photograph was taken on November 17, 2023.



Figure 2. View of 514 West Marshall Street, from March 1, 2019.

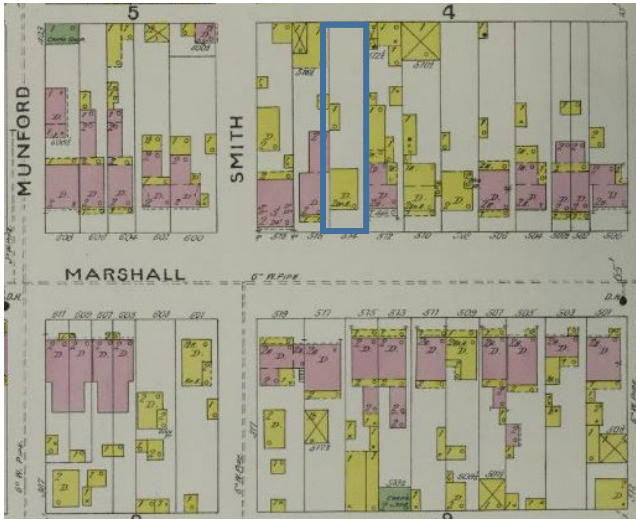


Figure 3. 1895 Sanborn map showing 514 West Marshall Street. This map conveys that the building was likely built before 1895. At this time, the house was a two-story dwelling with a detached one-story building in the rear.

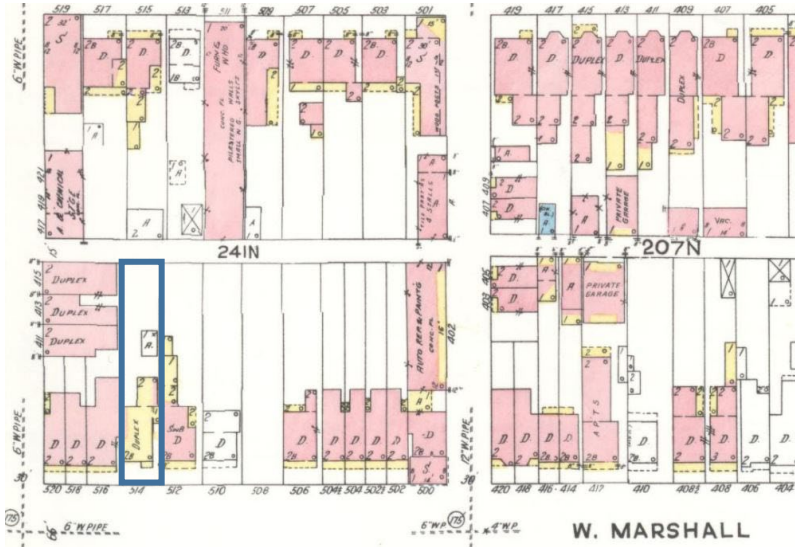


Figure 4. 1952 Sanborn Map showing 514 West Marshall Street. According to this map, the house was converted to two apartments by this time. This map also shows the addition on the northeast side of the house.



Figure 5. Detail of the front porch before it was removed. Photograph from March 1, 2019.



Figure 6. Detail of current porch floor deterioration.



Figure 7. Front porch details from March 1, 2019.



Figure 8. Context view of 514 West Marshall Street, looking east. Photograph taken March 1, 2019.



Figure 9. Rear view of 514 West Marshall Street, March 1, 2019.



Figures 10 and 11. Current rear view of 514 West Marshall Street. Figure 11 shows the distance of the new addition from the alley.