



COMMISSION OF ARCHITECTURAL REVIEW

APPLICATION / CERTIFICATE OF APPROPRIATENESS

PROPERTY (Location of Work)

Address 2113 M Street

Historic District Union Hill

PROPOSED ACTION

- Alteration (including paint colors)
- Addition
- Rehabilitation
- New Construction (Conceptual Review required)
- Demolition
- Conceptual Review
- Final Review

OWNER

Name Marc Anderson

Company N/A

Mailing Address 2115 M Street
Richmond, VA 23223

Phone 434-409-3936

Email mandersonesquire@gmail.com

Signature [Signature]

Date 8/25/17

APPLICANT (if other than owner)

Name _____

Company _____

Mailing Address _____

Phone _____

Email _____

Signature _____

Date _____

ACKNOWLEDGEMENT OF RESPONSIBILITY

Requirements: A complete application includes all applicable information requested on checklists to provide a complete and accurate description of existing and proposed conditions. Preliminary review meeting or site visit with staff may be necessary to process the application. Owner contact information and signature is required. Late or incomplete applications will not be considered.

Zoning Requirements: Prior to CAR review, it is the responsibility of the applicant to determine if zoning approval is required and application materials should be prepared in compliance with zoning.

Compliance: If granted, you agree to comply with all conditions of the COA. Revisions to approved work require staff review and may require a new application and CAR approval. Failure to comply with the COA may result in project delays or legal action. The COA is valid for one (1) year and may be extended for an additional year, upon written request.

(Space below for staff use only) _____

Application received:

Date/Time ECE VED Complete Yes No

By AUG 25 2017

COA-022829-2017 Created 7/2016

11:08 am



CERTIFICATE OF APPROPRIATENESS

ALTERATION AND ADDITION CHECKLIST

Well in advance of the COA application deadline contact staff to discuss your project, and if necessary, to make an appointment to meet with staff for a project consultation.

Complete all applicable sections and submit with the COA application form. Staff can assist you in determining what items are required for your scope of work. An incomplete application may cause delays in processing or may be deferred to the next agenda. Application materials must clearly represent current and proposed conditions. Refer to Standards for Rehabilitation outlined in Section 30.930.7(b) of the City Code, as well as, the *Richmond Old and Historic Districts Handbook and Design Review Guidelines*.

PROPERTY ADDRESS: 2113 M Street

BUILDING TYPE

- single-family residence
- multi-family residence
- commercial building
- mixed use building
- institutional building
- garage
- accessory structure
- other

ALTERATION TYPE

- addition
- foundation
- wall siding or cladding
- windows or doors
- porch or balcony
- roof
- awning or canopy
- commercial sign
- ramp or lift
- other

WRITTEN DESCRIPTION

- property description, current conditions and any prior alterations or additions
- proposed work: plans to change any exterior features, and/or addition description
- current building material conditions and originality of any materials proposed to be repaired or replaced
- proposed new material description: attach specification sheets if necessary

PHOTOGRAPHS place on 8 ½ x 11 page, label photos with description and location (refer to photograph guidelines)

- elevations of all sides
- detail photos of exterior elements subject to proposed work
- historical photos as evidence for restoration work

DRAWINGS (refer to required drawing guidelines)

- current site plan
- proposed site plan
- current floor plans
- proposed floor plans
- legal "plat of survey"
- list of current windows and doors
- list of proposed window and door
- current roof plan
- proposed roof plan
- current elevations (all sides)
- proposed elevations (all sides)
- demolition plan
- perspective and/or line of sight

2113 M Street

2113 M Street, also known as the William J. Clarke house, is a two-story, three-bay Greek Revival frame dwelling with a raised brick foundation, constructed c. 1856. The house has been vacant for approximately 8 years, and before that, was occupied by the same lady since the 1950s.

The original structure of the house is remarkably intact. “Improvements” in the 1950s and 1960s—such as insulated siding, linoleum floors, paneled walls and drop ceilings—had the effect of preserving the structure underneath.

The plans for the exterior consist of four major components: restoring the wood siding and brick foundation, replacing the historically-inaccurate windows and doors, replacing the non-historic roof with a metal roof, and replacing the lost front porch. The addition of a back porch, consistent with the style of the front porch, is also desired.

Removal of the insulated siding, as permitted through administrative approval, has revealed mostly intact original wood siding. As much of this siding will be preserved as possible. To the extent replacement wood is required, we will first use original siding that we found inside a later-enclosed porch and only then replace with new wood. Once repaired, the siding will be painted white, consistent with the oldest photo we have of the house (1940s).

The raised brick foundation was covered with stucco at one point. That stucco has since been removed, but the brick still needs cleaning and repointing. Repointing will be done with lime-based mortar by Russ Hess, the mason that has done extensive repointing and reconstruction work on our brick residence at 2115 M Street.

With respect to the windows, at some point after the passing of the last resident, all the windows were replaced. Unfortunately, the replacement windows are poor-fitting vinyl windows. We intend to replace all the windows with Jeldwen wood windows in the original size and shape. The double window on the top floor will be replaced with a single window that matches the other two windows; the some of the original framing is still in place to guide our placement. In addition, the two middle-story windows will be replaced with floor-to-ceiling windows, as the patching of the siding indicates that they were originally this size. The non-historic doors on the house will also be replaced. In particular, the main

door on the middle-story will be replaced with a reclaimed double door, which is consistent with the historical photos we have of the property.

We also will be replacing the roof with a new metal roof, consistent with the metal roof that was approved for 2115 M Street.

The front porch was lost in a recent storm. Based on historical photos and the porch at 2115 M Street (originally constructed around the same time), we intend to build a two-story porch with a metal roof. The porch will be consistent with those on other vernacular Greek Revival houses in Union Hill. The columns that remain from the first story of the porch indicate that this was the original style. Like 2115 M Street, the second story of the porch will not be accessible from the street. A back porch be designed to match the front porch, but without the roof on the second story.

2113 M Street – Additional Requested Materials

Detailed Description of Materials for the Proposed Porches

All porches will be constructed from wood. The front porch will have 6x6 posts. The front porch will be built similar to the porch constructed on 2115 M Street with similar railings. It will utilize 4X6 salt treated beams for the framing. The front porch will use reclaimed tongue-and-groove heart pine for the decking. Roofing on the front porch will utilize standing seam metal, similar to what previously existed on the house. The rear porch will utilize 6X6 posts and 2X10 salt treated boards for the framing. It will use six inch salt treated boards for the decking.

Product Information for the Proposed New Doors on the Side and Rear of the Home

We will be using Jeldwen wood doors. The French doors will be 5' wide 10-pane doors with true divided lights.

A Detailed Description of Any Changes to Window or Door Openings on the Sides and Rear

All windows will be fit to original framing openings. Many of the current vinyl windows do not match the original sized openings. The majority of the original framing is intact/visible in the house's interior, permitting us to fit the new windows to the house's original specifications. Two windows, sized to match the original windows, will be added on the first story east elevation, which directly faces 2115 M Street. With respect to the current rear doors, the door openings will be closed and centered. French doors (as described above) will be installed instead. On the first floor's west side, an additional set of French doors (again, as described above) will be installed.

Additional Questions:

- **Will you be installing one-over-one windows or another lite configuration?**

We will be installing one-over-one windows.

- **Will you be changing the size of the opening for the main door on the middle story or will you just be installing new doors?**

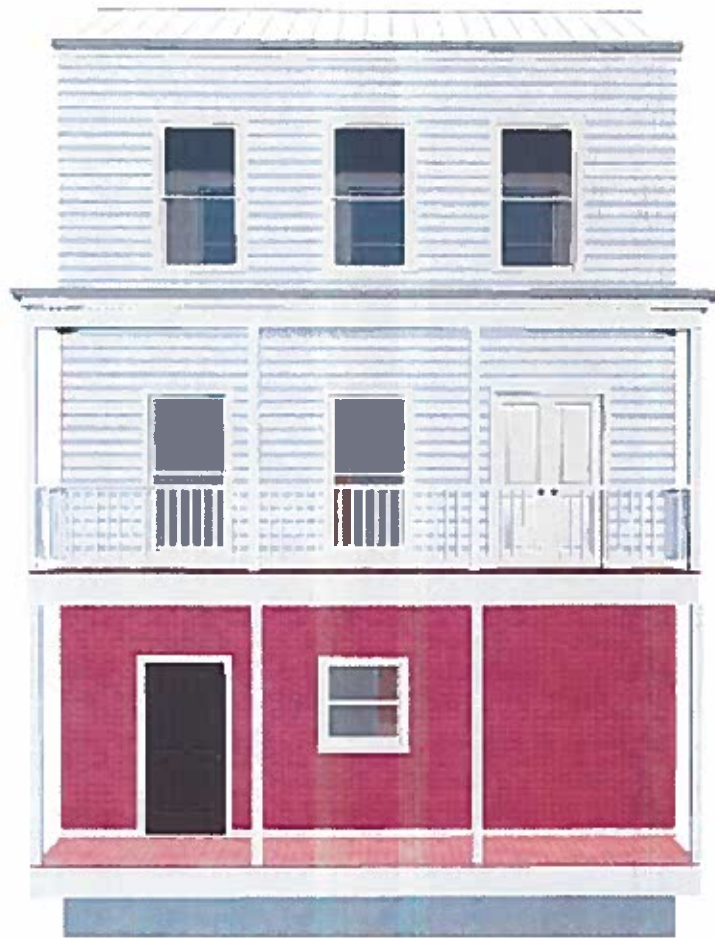
No, we will not be changing the size of the opening for the main door on the middle story. The transom will remain as-is, and new doors will be installed in the existing opening.

- **The window size on the first story on the front is not consistent between your elevation and the existing conditions, are you altering the size of this window as well?**

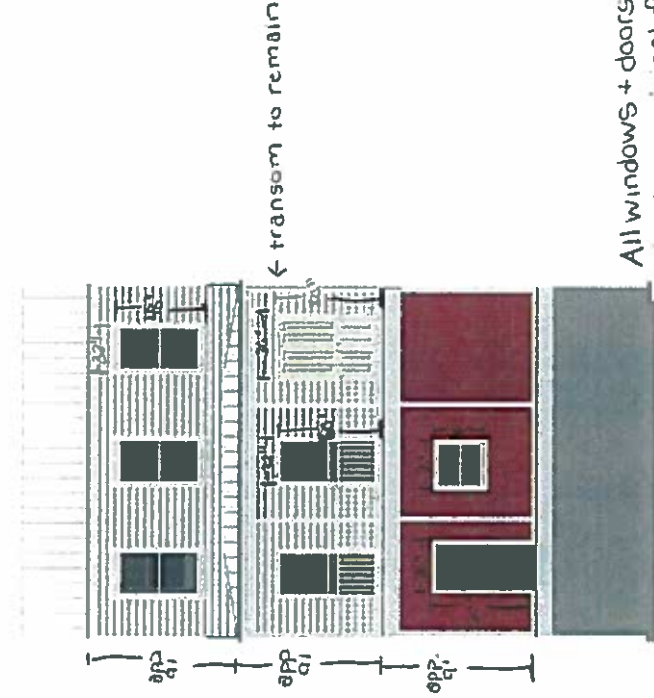
No, we will not be altering the size of the first-story window. We will be installing a wood window to replace the current vinyl window.



N



2113 M Street - North Elevation



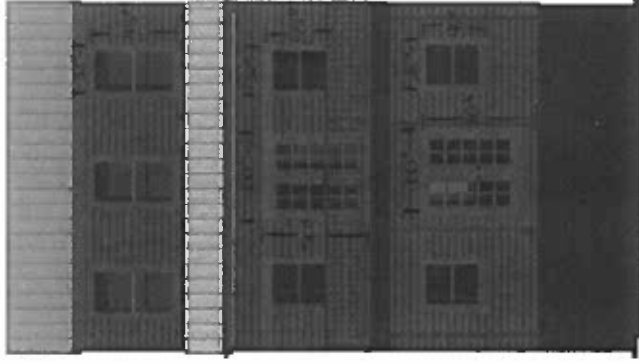
← transom to remain

All windows + doors will be sized to original framing

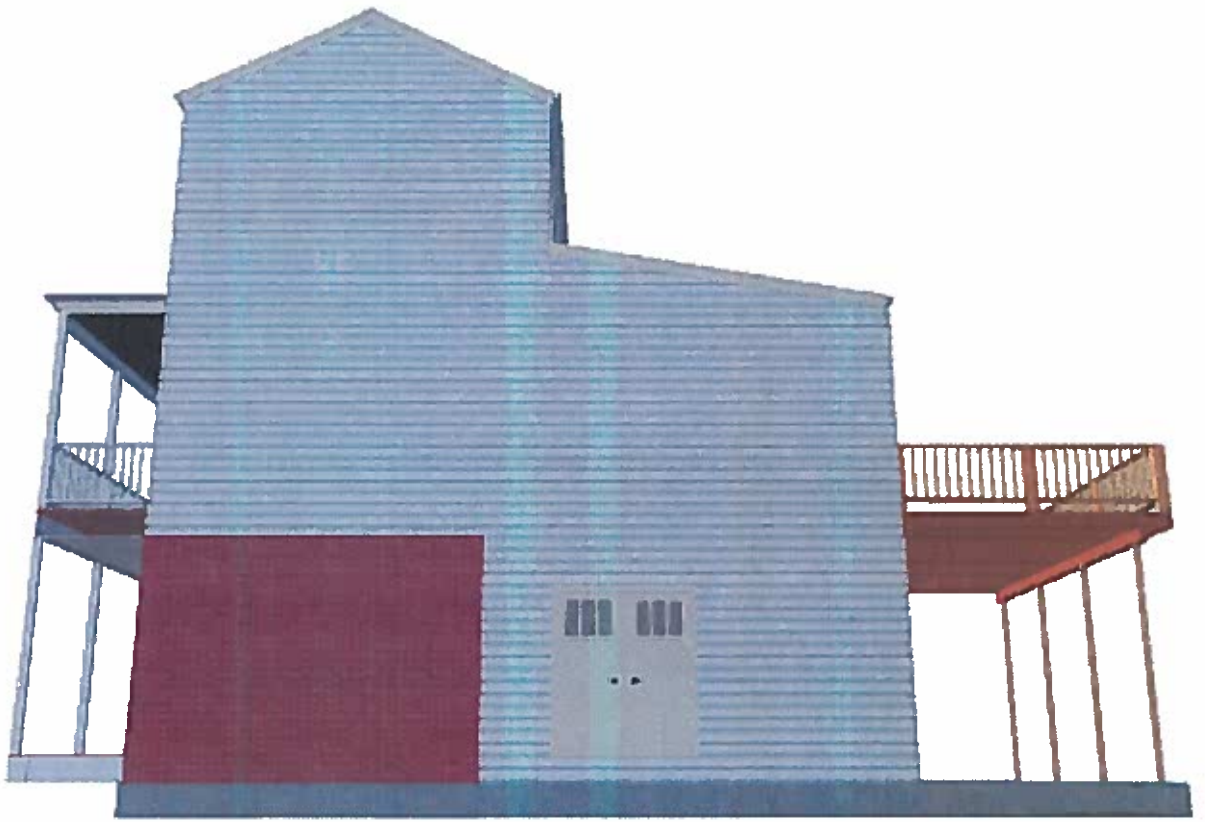
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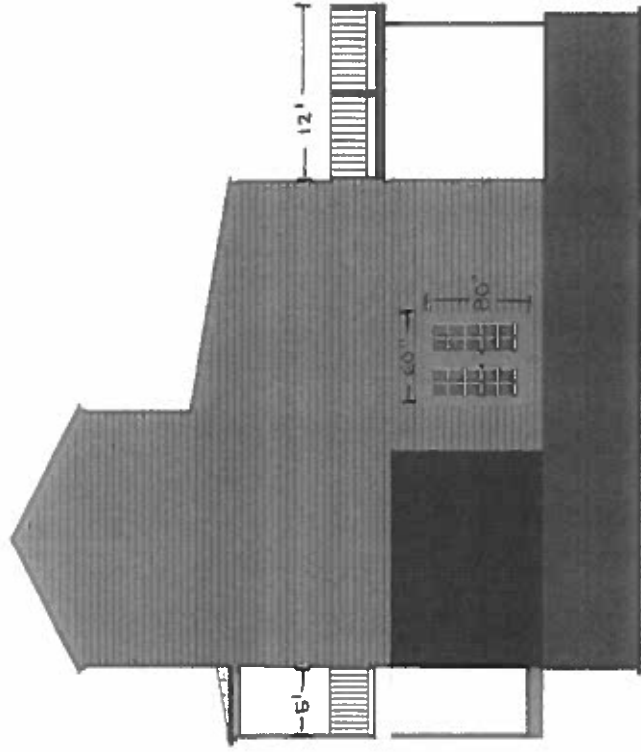
2113 M Street - South Elevation



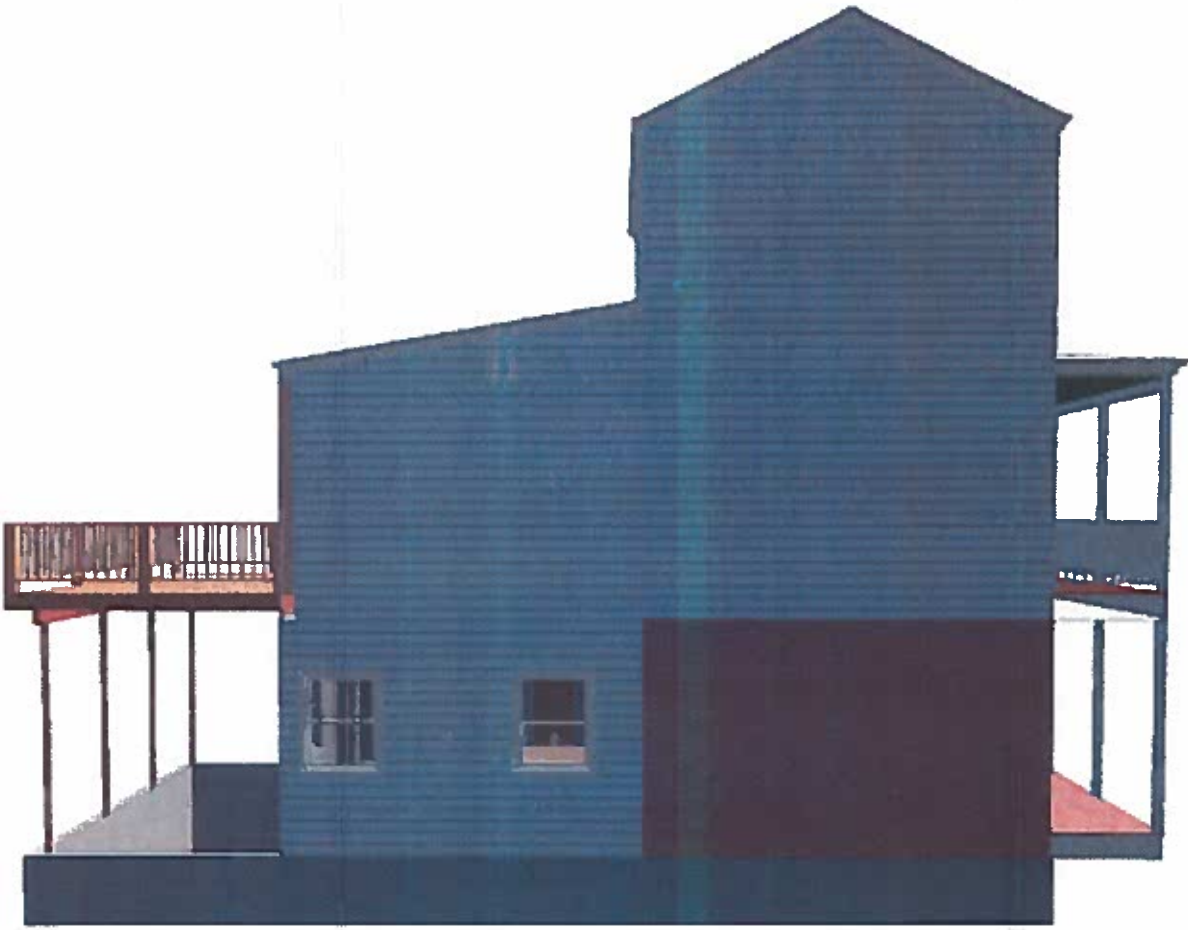
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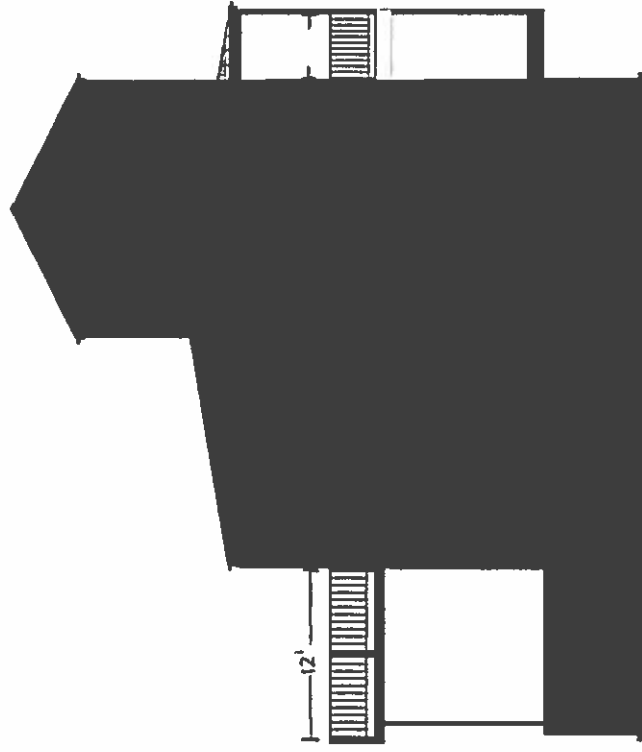
2113 M Street - West Elevation



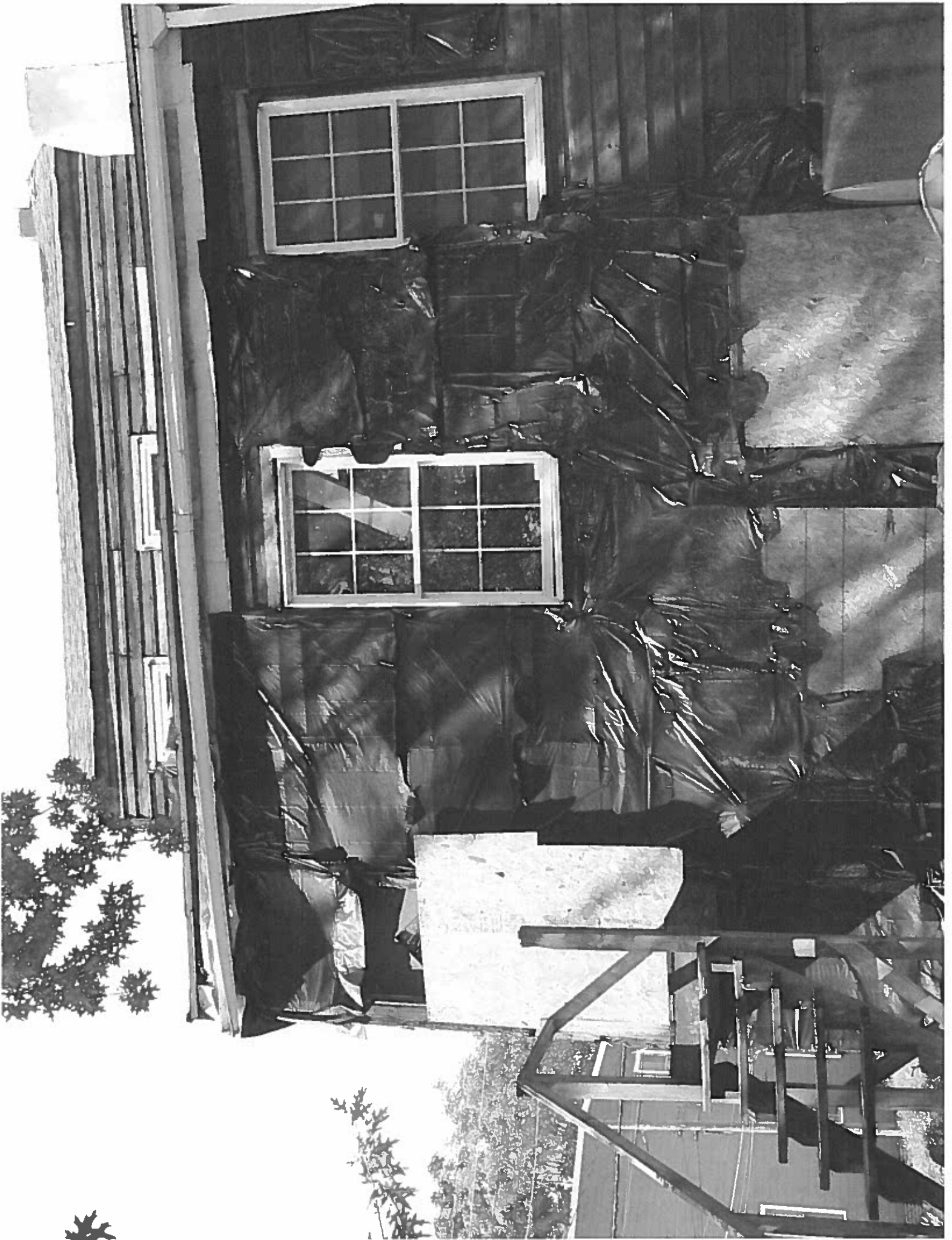
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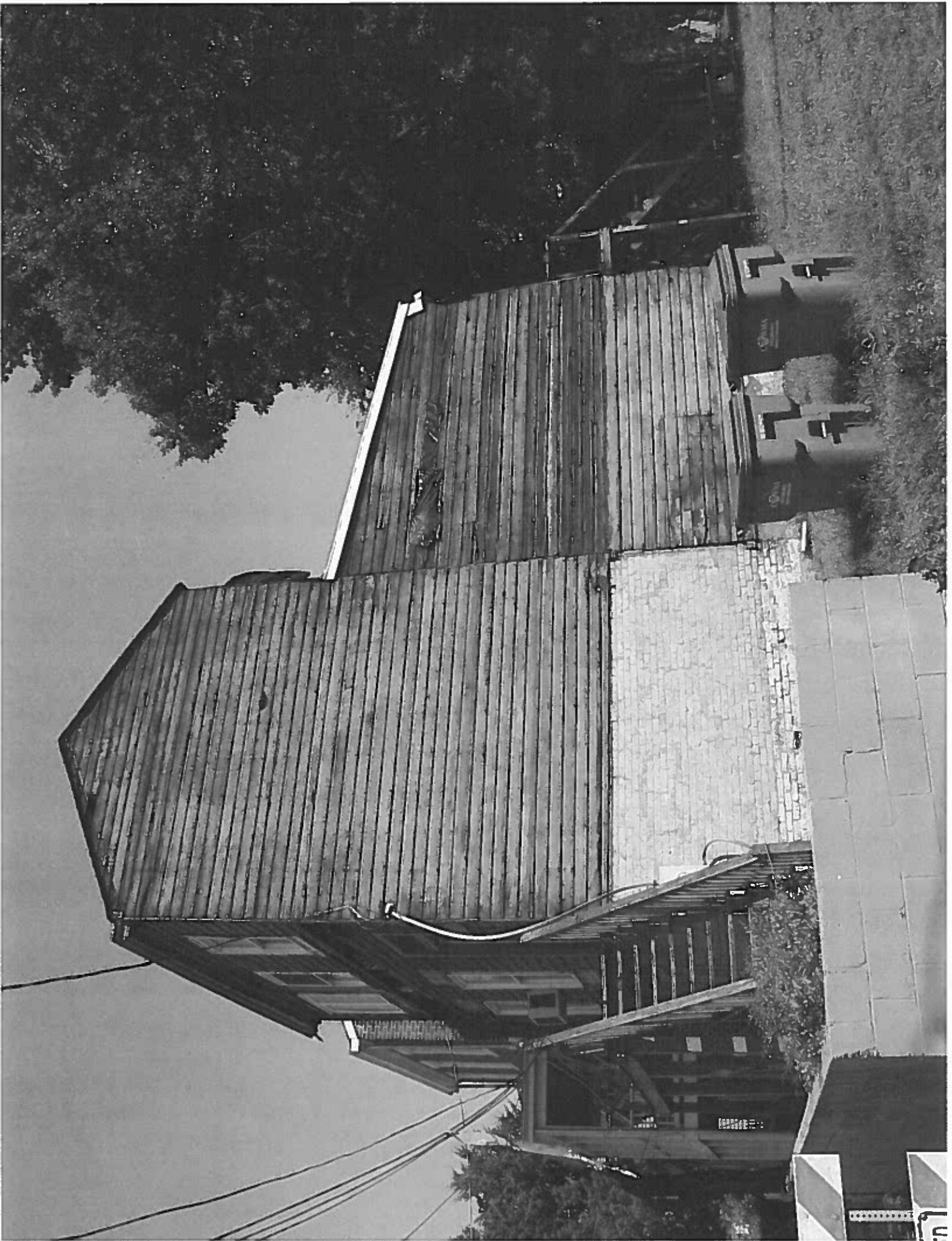
2113 M Street - East Elevation











2113 M Street – Proposed Rear Deck

