



Staff Report
City of Richmond, Virginia



Commission of Architectural Review

2.COA-158351-2024	Final Review	Meeting Date: 12/17/2024
Applicant/Petitioner	Will Gillette, Baker Development Resources	
Project Description	Construct a two-story semi-attached building.	
Project Location		
Address: 2609 East Marshall Street		
Historic District: Church Hill North		
<p>High-Level Details:</p> <p>The applicant proposes to construct a semi-attached building on a vacant lot. The new building will be rectangular in form, three bays wide, a pitched main roof with a center hipped dormer, and a single-story, full width, covered front porch. The original building located here was demolished in April 1979.</p> <p>Behind the front pitched roof will be a long projection with a low loped shed roof.</p> <p>The building will be clad in horizontal siding. There will be a semi-attached rear accessory building.</p> <p>The semi-attached building and accessory building will be attached to the other proposed new construction at 2609 East Marshall Street.</p>		
Staff Recommendation		
Staff Contact	Alex Dandridge, alex.dandridge@rva.gov, (804) 646-6569	
Previous Reviews	<p>This application was conceptually reviewed at the November 2024 meeting of the Commission. Overall, the Commission was supportive of the design and found that it was compatible with the context of the district. There were mixed comments about the appropriateness of the center dormers; some Commissioners finding that there is not enough precedent in the district for their inclusion, and that they were from an architectural style not common in the district (craftsman). Some Commissioners stated that the dormers should all have the same roof form. The Commission also stated that consistency in roof material between the dormer, main roof, and porch roof would be more appropriate. Details on the exterior mechanical, including for accessory buildings, and trash enclosures was requested for the final review.</p>	
Staff Recommendations	<ul style="list-style-type: none"> The roof form of the proposed building either feature a flat or low-sloped roof above the second story, and that the roof does not feature a dormer. In addition, a faux mansard roof 	

	<p>could also be a compatible roof form in the context of the district and based on photographic documentation. If applicable, final design submitted for Administrative Approval.</p> <ul style="list-style-type: none"> • The proposed buildings feature light configurations more common in the district such as one-over-one, two-over-two, or six-over-six. Final window specifications to be included with the final review. • applicant consider using a metal roof for the main roof and dormers. Final roof materials submitted for administrative review and approval. • Gutters be square or half round, and downspouts be rounded. Final specification submitted for administrative review and approval. • Fencing design be submitted later for administrative review and approval.
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Staff Analysis

Guideline Reference	Reference Text	Analysis
<p>Standards For New Construction, page 46</p>	<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 surrounding block context consists of residential and institutional buildings. There is a large masonry, gothic style church with pointed arch windows and a square corner steeple with castellations and pinnacles at the corner of East Marshall and North 26th Streets.</p> <p>There are masonry and frame residential building on the north and south sides of East Marshall Street. Residential buildings are mostly Italianate and Greek Revival in Style. While widths look to vary slightly amongst residential buildings on the block, most are three bays wide with vertically aligned windows, flat or low sloped roofs with pronounced cornices, and have single-story, full width, covered front porches that address the street.</p> <p>There is one especially notable building across East Marshall Street to the north of the subject site. The house at 2606 East Marshall Street, built in 1814, is a three-bay, two-and-half story brick Federal house with a single dormer, making this dwelling one of the oldest in the district.</p> <p>The proposed building will be like the surrounding context in that it will be three bays wide and will feature a full width covered front porch.</p> <p>The new building will differ in that it will feature a steeply pitch gable roof on the front with a hipped center dormer, and rear projection with a low sloped shed roof. Except for the Federal house located at 2606 East Marshall Street, steeply pitch gable roofs with a dormer are not common in within the context of the block.</p> <p><u>To be more compatible with the surrounding context, Staff recommends that the roof form of the proposed building either feature a flat or low-sloped roof above the second story, and that the roof not feature a dormer. In addition, a faux mansard roof could also be a compatible</u></p>

		<p><u>roof form in the context of the district and based on photographic documentation.</u></p> <p>Staff finds that the overall width, height, and front porch are in-keeping with the surrounding context.</p>
Standards For New Construction: Siting, page 46	<p><i>2. New residential infill construction should respect the prevailing front and side yard setback patterns of the surrounding block. The minimum setbacks evident in most districts reinforce the traditional street wall.</i></p>	<p>A site plan submitted by the applicant indicates that proposed building will have a front yard setback of 11'4". The building footprint appears to align with the setback of the neighboring semi-attached, frame, Italianate buildings to the west at 2605 & 2603 East Marshall Street.</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>Staff finds that the proposed building's massing, size, symmetry, proportions, and projections are compatible with the context of the subject block; however, finds that the roof form is atypical of the district given the center hipped dormer, which is more consistent with style like craftsman, which is not common in the district.</p>
Standards For New Construction: Form, page 46	<p><i>2. New residential construction should maintain the existing human scale of nearby historic, residential construction in the district.</i></p>	<p>The proposed building will maintain the existing human scale having a full width covered front porch that addressed East Marshall Street. The porch will be slightly raised and supported by masonry piers. It will have a simple railing design and square columns with minimal detailing. The porch will be covered with a standing seam metal shed roof, with decorative side gable returns.</p> <p>During the conceptual review, staff recommended that the front porch feature a hipped or low sloped/flat roof to be more in-keeping with roof forms within the district; however, then Commission did not have strong opinions about the porch roof forms.</p>
Standards for New Construction: Height, Width, Proportion & Massing, page 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. New designs that call for wide massing should look to the project's local district for precedent. For example, full-block-long row house compositions are rare in Richmond. New residential buildings that occupy more than one third of a block face should still employ bays as an organizational device, but the new building should read as a single piece of architecture.</i></p> <p><i>3. The cornice height should be compatible with that of adjacent historic buildings.</i></p>	<p>During the last review, it was recommended that the applicant submit a context elevation drawing that labels the height of the neighboring historic buildings at 2605 & 2603 East Marshall Street and the proposed height of the new building.</p> <p>The applicant has responded to this request by including the height of the proposed building and the heights of the neighboring buildings. The neighboring building is 23'6" and the proposed building will be taller at approximately 28' to the middle of the main peak. The drawings submitted indicate that the second story cornice of the proposed building will align with the upper cornice of the historic semi-attached buildings at 2605 & 2603 East Marshall Street.</p> <p>During the conceptual review, Staff recommended that a foundation drawing be submitted that shows any grade change on the site and how that may impact the height of the foundation. The applicant has not provided this with the final submission, explaining during the conceptual review that the site is flat with little slope.</p>

<p>Standards for New Construction: Materials & Colors, page 47</p>	<p><i>2. Materials used in new residential construction should be visually compatible with original materials used throughout the district.</i></p>	<p>The proposed building will have a parged foundation, front brick piers, composite trim and detailing, wooden exterior doors, aluminum gutters and downspouts, pressure treated wood rear deck, architectural shingles on the main roof, standing seam metal on the front porch roof, and be clad in horizontal 7" exposure composite siding.</p> <p>Staff finds that the materials proposed are appropriate for new construction and are visibly compatible with the district context. While asphalt shingles have been used on new construction in the past, given the high visibility of the pitch of the front facing roof, <u>staff recommends that the applicant consider using a metal roof for the main roof and dormers</u>, which is a more common roofing material for pitched roofs in the district.</p> <p><u>Staff also recommends that the gutters be square or half round, and downspouts be rounded. Final specification submitted for admnistrative review and approval.</u></p>
<p>Standards For New Construction: Doors and Windows, page 56</p>	<p><i>2. The size, proportion and spacing patterns of door and window openings on free-standing new construction should be compatible with patterns established in the district.</i></p>	<p>The windows and doors to be vertically aligned, which is a fenestration pattern that is common in the district.</p> <p>During the conceptual review, it was stated that diversity could be created amongst the three new construction buildings being proposed with window design. As proposed, 2607 & 2609 East Marshall Street will have two-over-two windows and 2611 East Marshall Street will have four-over-one windows. Staff supports differing window designs on the new building; however, <u>Staff recommends that the proposed buildings feature that light configurations more common in the district such at one-over-one, two-over-two, or six-over-six. Final window specifications to be included with the final review.</u></p>
<p>Standards for New Construction, Residential, Fences & Walls, pg. 51</p>	<p><i>1. Fence, wall, and gate designs should reflect the scale of the historic structures they surround, as well as the character of nearby fences, walls, and gates.</i></p>	<p><u>Staff recommends that any fencing be included in the final review or submitted later for administrative review and approval.</u></p>
<p>New Construction, Residential Outbuildings, pg. 51</p>	<p><i>1. Outbuildings, including garages, sheds, gazebos and other auxiliary structures, should be compatible with the design of the primary building on the site, including roof slope and materials selection.</i></p> <p><i>2. Newly constructed outbuildings such as detached garages or tool sheds should respect the siting, massing, roof profiles, materials, and colors of existing outbuildings in the neighborhood.</i></p> <p><i>3. New outbuildings should be smaller than the main residence and be located to the rear and/or side of the property to</i></p>	<p>A rear single car garage is being proposed as well. The garage will be two stories and will have a square form. It will be simple in design with low pitched shed roof and horizontal siding, and a garage door facing the alley. The first floor will feature a garage space, while the second floor will be a dwelling unit.</p> <p>The new garage will be smaller than the primary building and located in the rear yard which emphasizes that it is a secondary structure.</p>

	<i>emphasize that they are secondary structures.</i>	
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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 (next page)

Figure 1. Subject lots.



Figure 2. 2603 & 2605 E. Marshall Street.



Figure 4. 2610 & 2612 East Marshall Street.

Figure 3. Church located at 2600 East Marshall St.



Figure 5. Federal House located at 2608 East Marshall Street circa 1814.



Figure 6. Looking west down north side East Marshall Street.



Figure 7. South side of the 2600 Block of East Marshall Street. **Top:** 2018 **Bottom:** 1950s

