



Staff Report
City of Richmond, Virginia



Commission of Architectural Review

6. COA-121996-2022	<p align="center">Conceptual Review Meeting Date: 12/20/2022</p>
Applicant/Petitioner	Will Gillette/ Mark Baker
Project Description	Construct a new three story attached dwelling.
Project Location	
Address: 2210 E. Marshall Street	
Historic District: Church Hill North	
<p>High-Level Details:</p> <p>The applicant requests conceptual review to construct a new three-story, contemporary dwelling which will be attached to the east elevation of an ca. 1860 freestanding brick Greek Revival dwelling.</p> <p>This is the second conceptual review of this application at the request of the applicant.</p>	
Staff Recommendation	Conceptual Review
Staff Contact	Alex Dandridge, alex.dandridge@rva.gov, 804-646-6569
Previous Reviews	<p>This application was conceptually reviewed at the Commission’s November 2022 meeting. The Commission had differing opinions on the height of the proposed building; some asking for a reduction, while other Commissioners supported three-stories. One Commissioner entertained the idea of having three full stories on the front façade and relocating the setback to the rear.</p> <p>The Commission asked to see a more robust front porch that adequately addressed the street and sidewalk. The Commission also had concerns over the use of vertical siding, as it was found to not be in-keeping with the district or subject block. The setback of the building was addressed, the Commission wanting to see a design that is more in-line or set further back than the historic dwelling at 2214 E. Marshall Street.</p> <p>The feasibility of building a detached dwelling was also discussed. The applicant presented a contemporary design and more traditional design to the Commission. The Commission found the more traditional design to be</p>

	<p>“over the top”; however, leaned more toward preferring a traditional design over something contemporary in this particular location.</p> <p>Staff administratively approved in-kind exterior work at 2214 E. Marshall Street in October 2022.</p>
Staff Recommendations	<ul style="list-style-type: none"> • The new construction be set back further than 2214 E. Marshall to give deference to the historic dwelling. • A building form that is more compatible with the house at 2214 E. Marshall St. should be implemented due to the close proximity of the new construction to the historic dwelling. • The canopy material be specified for final review. • Staff recommends that more detailed information on the windows and doors be submitted. • Staff recommends that the location of all HVAC equipment be submitted with the final review.

Staff Analysis

Guideline Reference	Reference Text	Analysis
Siting, pg. 46, #2-3	<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><i>3. New buildings should face the most prominent street bordering the site.</i></p>	<p>The new construction will face the most prominent street, E. Marshall Street.</p> <p>The new construction will generally respect the prevailing front yard setbacks of the block. It will be proud of 2214 E. Marshall Street.</p> <p>In the current configuration, the new construction will only be attached to the existing building on the front side bay which minimizes the impact to the side elevation of 2214 E. Marshall which has one original window opening. There will be a small walkway/court between the new construction and 2214 E. Marshall.</p> <p><u>Staff recommends that the new construction be set back further than 2214 E. Marshall to give deference to the historic dwelling.</u></p> <p>Staff has concerns over attaching a new dwelling directly to 2214 E. Marshall Street. 2214-2220 E. Marshall St. are a grouping of single-family, detached, Italianate dwellings with prominent eaves and decorative brackets. Each dwelling has deep side yards and read as individual, free-standing masses that create a certain rhythm. This grouping of</p>

		<p>detached dwellings is emphasized in this location due to the large grouping of attached Victorian residences from 2200-2208 E. Marshall Street. Attaching a new dwelling to 2214 E. Marshall that is taller and not set back further than the historic building could alter the historic appearance and massing of the 2214 E. Marshall Street.</p>
<p>Form, pg. 46, #1-3</p>	<ol style="list-style-type: none"> 1. <i>New construction should use a building form compatible with that found elsewhere in the district.</i> 2. <i>New residential construction should maintain the existing human scale of nearby historic residential construction in the district.</i> 3. <i>New residential construction and additions should incorporate human-scale elements such as cornices, porches and front steps into their design.</i> 	<p>The new construction will be three stories with a recessed third story and will be two bays wide; one bay will project out from the front of the building.</p> <p>There are examples of projecting bays to the east of the proposed building, specifically the grouping of Victorian dwellings of 2200-2208 E. Marshall Street.</p> <p>This proposal features a recessed third floor on the front façade. Staff finds this form to not be in-keeping with historic forms found on the subject block. While this form has been approved in other districts, <u>Staff recommends that a form that is more compatible with the house at 2214 E. Marshall St. should be implemented due to the close proximity of the new construction to the historic dwelling.</u> The new dwelling should be visually subordinate and give deference to the existing historic building.</p> <p>During the first conceptual review, the applicant presented two design options, one contemporary and the other more traditional. The Commission was split on which design was more appropriate. The applicant has chosen a more traditional design for the current submittal. The revised design is similar in form to the original submittal, however, it features more decorative features such as a cornice and brackets.</p>
<p>Height, Width, Proportion, & Massing, pg. 47, #1-3</p>	<ol style="list-style-type: none"> 1. <i>New residential construction should respect the typical height of surrounding residential buildings.</i> 2. <i>New residential construction should respect the vertical orientation typical of other residential properties in surrounding historic districts.</i> 3. <i>The cornice height should be compatible with that of adjacent historic buildings.</i> 	<p>The new construction is taller than the surrounding dwellings. The new construction, since attached to a historic building, should be visually subordinate and have a compatible height. <u>Staff recommends that the height of the new construction be decreased.</u></p> <p>The new construction will respect the vertical orientation of other buildings on the block.</p> <p>The cornice of the new construction will not align with 2214 E. Marshall. There are examples</p>

		<p>of varying cornice heights on the subject block given the grade change from east to west.</p> <p>During the first conceptual review, the Commission asked that the new construction utilize a more robust front porch element. The design of the front porch has not been significantly revised. <u>Staff recommends that the new construction feature a more robust front porch.</u></p>
Materials and Colors, pg. 47, #2-4	<p><i>2. Materials used in new residential construction should be visually compatible with original materials used throughout the district</i></p> <p><i>3. Paint colors used should be similar to the historically appropriate colors already found in the district.</i></p> <p><i>4. Vinyl, asphalt, and aluminum siding are not permitted for use in City Old and historic Districts. Other synthetic siding materials with a smooth, untextured finish may be allowed in limited cases, but approval by the Commission is always required.</i></p>	<p>During the first conceptual review, the new construction featured vertical siding. The Commission and Staff found this material to be inconsistent with historic cladding materials found in the district. The applicant has revised the plans to eliminate the vertical siding and is not proposing to use horizontal siding. Staff finds that Horizontal siding is consistent with the district.</p>
New Construction, Porches and Porch Details, #5, pg. 49	<p><i>5. Porch roofs are encouraged to utilize standing- or flat-lock metal seam roofs that are hand-seamed, or closely approximate handseaming.</i></p>	<p>The front porch and the roof top terrace will feature canopies. <u>Staff recommends that the canopy material be specified for final review.</u></p>
New Construction, Doors and Windows, #3, pg. 49	<p><i>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>Limited information was given on the windows and doors; however, the windows appear to have a 1/1 configuration and doors have large windows, both which are appropriate design for the district. <u>Staff recommends that more detailed information on the windows and doors be submitted.</u></p>
Mechanical Equipment, pg. 68	<p><i>The visual impact of new mechanical equipment should be minimized to protect the historic character of the district.</i></p>	<p><u>Staff recommends that the location of all HVAC equipment be submitted with the final review.</u></p>

Figures



Figure 1. 2214 E. Marshall Street



Figure 2. 2214 E. Marshall Street



Figure 3. Neighboring buildings



Figure 4. *Neighboring buildings*



Figure 5. South side of E. Marshall Street



Figure 6. South side of E. Marshall Street