


Commission of Architectural Review

5. COA-132636-2023	Final Review	Meeting Date: 07/25/2023
Applicant/Petitioner	Marianne McManus	
Project Description	Remove a rear one-story addition and deck; construct a new rear two-story addition and deck.	
Project Location		
Address: 414 West Marshall Street		
Historic District: Jackson Ward		
<p>High-Level Details:</p> <ul style="list-style-type: none"> • The addition will have a first-floor living/ dining area and a second-floor bedroom. • The addition will be 12' by 15' on both floors. • The addition will have Hardie plank or cement fiber siding. • The windows on the addition will be metal clad, wood windows. • A pair of wooden French doors will be centered on the north side of the first-floor addition. • The new deck will be built with pressure-treated wood. 		
Staff Recommendation	Approval, with Conditions	
Staff Contact	Annie Delaroderie, anne.delaroderie@rva.gov , 804-646-6335.	
Previous Reviews	None	
Conditions for Approval	<p>Staff recommends:</p> <ul style="list-style-type: none"> • that the proposed addition will be no taller than the existing building. • that the current first-floor addition is removed with the gentlest means possible, as to not damage any historic materials on the primary building. • any fiber cement siding should be smooth, and unbeaded. • final materials be submitted to staff for review and approval. • that all final colors be submitted and reviewed by staff. 	

Staff Analysis

Guideline Reference	Reference Text	Analysis
Standards for New Construction, page 46	<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>	The proposed addition will be compatible with neighboring properties, due to the addition's form and massing. The houses to the east of this property features rear additions that extend farther back in their lot.
Standards For New Construction: Siting, page 46.	<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>	The addition will be on the rear of the house, and set back from the public right of way. According to the plans, the roof of the addition will be constructed under the existing house's roofline.
Standards for New Construction: Height, Width, Proportion & Massing, page 47.	<i>1) New residential construction should respect the typical height of surrounding residential buildings/</i>	The proposed addition is planned to stop below the roofline of the existing building. The existing building is shorter than the neighboring 412 West Marshall Street. The applicant stated that the house is about 24'7" and the addition will be about a foot lower than the existing house's roofline. <u>Staff recommends that the addition be built no taller than the existing house's roofline.</u>
Standards for New Construction: Materials & Colors, page 47.	<i>1) Additions should not obscure or destroy original architectural elements.</i>	Staff recommends that the current <u>first-floor addition is removed with the gentlest means possible, as to not damage any historic materials on the primary building.</u> According to the latest 1952 Sanborn map, this house previously had an open wooden porch. The current one-story addition is in the same location as the previous wooden porch.
Standards for New Construction: Materials & Colors, page 47.	<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.</i>	The addition will be constructed with either Hardie Plank or Cement Fiber siding. <u>Staff recommends that final materials be submitted for review and approval. Staff recommends that any fiber cement siding should be smooth, and unbeaded.</u>

<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 first-floor addition appears to be built of wood. One house's rear addition was built of brick. Other rear additions are difficult to see, due to thick vegetation and the heights of garages. The proposed new deck will have Vista-Deck Premium cedar railings, with pre-finished black metal pickets and cedar posts. Staff notes that this deck plan is contemporary but believes the deck will be minimally visible. Along the center of the north side of the addition will be a pair of metal clad wooden French doors with a wooden canopy overtop. The applicant proposes to paint the French doors black. <u>Staff recommends that all final colors be submitted for final review and approval.</u></p>
<p>New Construction: Doors and Windows, page 56</p>	<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 for the proposed addition will be similar to the windows on the façade of the primary dwelling. The two new windows on the second floor of the rear addition will be six-over-six double hung windows. The applicant proposes to paint the windows black. <u>Staff recommends that all colors be submitted for final review and approval.</u></p>

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. Front façade of 414 West Marshall Street. Number 414 is the dwelling on the right side of the photograph.

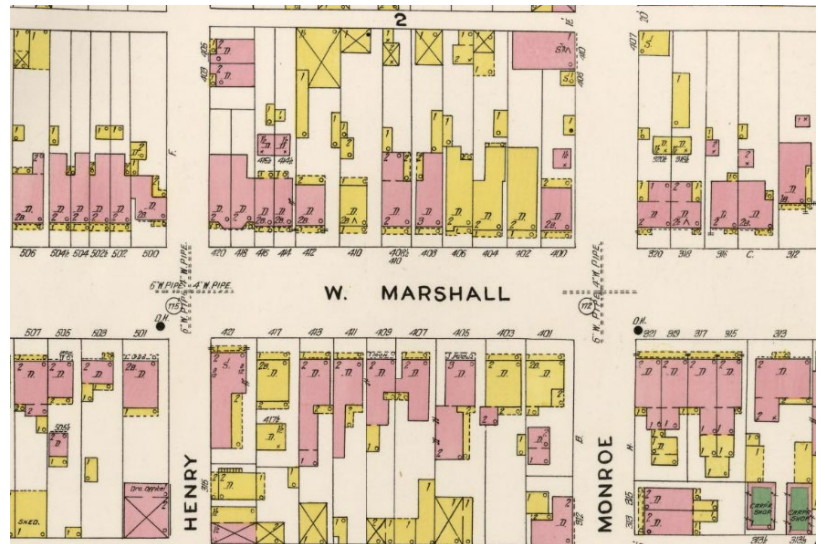


Figure 2. 1905 Sanborn Map. 414 West Marshall Street is the fourth dwelling on the north side of West Marshall Street, east of Henry Street. As of 1905, this house had a rear, open, wooden porch. Directly north of the wooden porch there was a one and a half story brick structure, which was connected to a similar brick structure at 416 West Marshall Street.



Figure 3. View of the rear of 414 West Marshall Street, from the alley.



Figure 4. Zoomed in view of the rear of 414 West Marshall Street.



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Figure 5. Number 412 West Marshall Street has a large, two-story, rear addition.

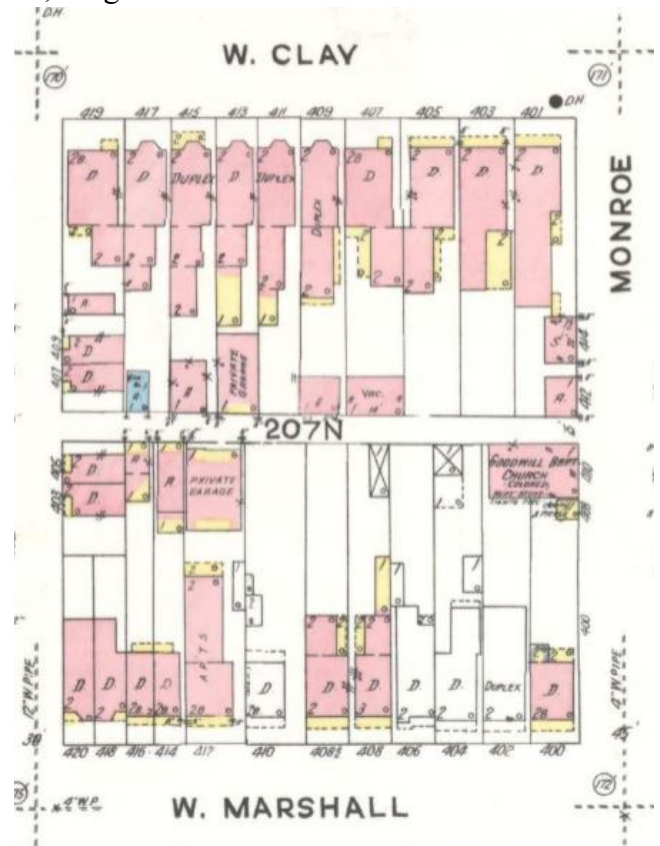


Figure 6. According to this Sanborn Map from 1952, numbers 412, 408 and 408.5 each had rear 2-story, brick additions by 1952.



Figure 7. View of the alley, north of 414 West Marshall Street. Due to the placement of the garages and thick vegetation, it is difficult to see several of the rear yards that front the alley.



Figure 8. View of the rear addition on 412 East Marshall Street, with thick vegetation on the east side.