



## Commission of Architectural Review

7. COA-169126-2025	Final Review	Meeting Date: 7/22/2025
Applicant/Petitioner	Mary Lorino	
Project Description	Rehabilitate a single-family building and construct an addition	
Project Location		
Address: 2114 M Street		
Historic District: Union Hill		
High-Level Details: The building is a c. 1859 wood-framed single-family structure composed of three interconnected volumes, reflecting multiple phases of development. The home is in significant disrepair, with structural failures at the foundation, wall framing, and roofing systems. The applicant proposes a substantial rehabilitation project that will preserve key historic elements (such as porch cornices and wood siding) while reconstructing deteriorated elements and introducing modest additions at the rear. The project includes selective demolition, structural rebuilding, restoration of siding and porches, new wood and aluminum-clad windows, roofing replacement, and the addition of a new outbuilding.		
Staff Recommendation	Approval, with Conditions	
Staff Contact	Yara Iwaz, Yara.Iwaz@RVA.gov, (804)646-6031	
Previous Reviews	<ul style="list-style-type: none"><li>N/A</li></ul>	
Staff Recommendations	<p>Staff finds that the proposed project is a comprehensive and extensive rehabilitation effort, consistent with best preservation practices, and recommends approval with conditions for the proposed alterations with the following recommendations:</p> <ul style="list-style-type: none"><li>Approve foundation reconstruction and ensure appropriate protections for historic materials during construction</li><li>Approve salvaging and reusing original wood siding on the primary elevations, and approve cement board siding on secondary elevations with final siding profile and color submitted for staff review.</li></ul>	

	<ul style="list-style-type: none"> <li>• Approve use of composite or fiber cement trim where necessary; limit use of PVC to secondary elevations</li> <li>• Approve porch reconstruction using original elements where feasible; confirm final porch post and decorative bracket design for staff review; approve use of tongue-and-groove composite decking</li> <li>• Approve wood 6-over-6 simulated divided lite windows with spacer bars on the front; approve aluminum-clad windows elsewhere. Final window specifications to be submitted for staff review. Approve in-kind door replacement and removal of non-original rear door</li> <li>• Approve replacement of the standing seam metal roof with compatible material and use of TPO membrane on flat roof additions; submit final roofing material for review.</li> <li>• Approve two subordinate rear additions with compatible design and materials; confirm all final colors and materials with staff. Approve minor roof height increase on Volume 1, ensuring volume hierarchy is maintained. Approve rear shed construction.</li> <li>• Approve restoration and expansion of brick paving, removal of chain link and CMU wall, and construction of new rear privacy fence. Confirm that new fence height complies with zoning regulations.</li> </ul>
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## Staff Analysis

Summary of proposed works visible from the public right-of-way	
<p><b>Structural Repairs</b></p> <ul style="list-style-type: none"> <li>• Rebuild foundations of Volumes 1 and 3</li> </ul> <p><b>Exterior Siding &amp; Trim</b></p> <ul style="list-style-type: none"> <li>• Salvage and reinstall original wood siding on main elevations</li> <li>• Use cement board lap siding with matching dimensions on secondary elevations</li> <li>• Restore trim where possible; replace with composite, PVC, or fiber cement where necessary</li> </ul> <p><b>Porch &amp; Porch Roof Restoration</b></p> <ul style="list-style-type: none"> <li>• Restore and retain porch roof, frieze, fascia, dentils, brick piers</li> <li>• Replace decking with composite tongue-and-groove</li> <li>• Remove and reconstruct damaged porch elements</li> <li>• Reconstruct rear porch</li> </ul> <p><b>Windows &amp; Doors</b></p> <ul style="list-style-type: none"> <li>• Replace all deteriorated or non-original windows</li> <li>• Install new wood double-hung windows with 6-over-6 simulated divided lights with spacer bars on front façade</li> <li>• Use aluminum-clad windows (double-hung, fixed, casement) elsewhere</li> <li>• Restore and/or replace existing doors in historically appropriate configurations, including restoring the front door with transom</li> </ul> <p><b>Roofing</b></p> <ul style="list-style-type: none"> <li>• Replace metal roofing with historically compatible material</li> <li>• Use TPO membrane on flat additions</li> <li>• Repair built-in gutters</li> </ul>	

### Additions & Outbuildings

- Raise Volume 1 roof slightly to accommodate structurally sound framing
- Build two modest rear additions (1- and 2-story), subordinate in scale
- Construct a small fiber cement storage shed at the rear of property

### Site & Landscape Work

- Expand and restore historic brick paving
- Remove chain link fence and CMU wall
- Build new rear privacy fence

Guideline Reference	Reference Text	Analysis
The Secretary of the Interior, Standards for Rehabilitation, Page 4	<i>6. Deteriorated historic features shall be repaired rather than replaced. When the severity of deterioration requires replacement or a distinctive feature, the new feature shall match the old in design, color, texture and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical or pictorial evidence.</i>	<p><b>Structural Repairs:</b></p> <ul style="list-style-type: none"> <li>• The application proposes rebuilding the foundations of Volumes 1 and 3 due to structural instability. Based on the submitted proposal and staff's site visit, the foundation shows significant damage.</li> </ul> <p><u>Staff recommends approving the repairs and rebuilding of the foundation using Concrete Masonry, and further recommends taking appropriate measures to safeguard historic material during construction.</u></p>
Substitute Materials, Page 60	<i>Painted PVC trim is an option that has limited application for use on historic properties. The use of painted Fiber cement siding is a siding option that has limited application for use on historic properties. Advertised as an alternative to vinyl or wood products, the application of these products in City Old and Historic Districts should be restricted to new freestanding buildings, secondary elevations with limited visibility from the public right-of-way, new additions with limited visibility from the public right-of-way, and new outbuildings. (...) PVC trim may be used on new freestanding buildings, secondary elevations with limited visibility from the public right-of-way, new additions with limited visibility from the public right-of-way, and new outbuildings</i>	<p><b>Exterior Siding &amp; Trim:</b></p> <ul style="list-style-type: none"> <li>• Salvaging and reusing original wood siding on the front and east elevations reflects best preservation practices. Cement board siding used elsewhere maintains compatibility and is an acceptable substitute material as per the guidelines.</li> </ul> <p><u>Staff recommends approving salvaged wood and cement board siding; final siding profile and color to be submitted for staff review.</u></p> <ul style="list-style-type: none"> <li>• The applicant proposes replacing deteriorated trim with composite, PVC, or fiber cement.</li> </ul> <p><u>Staff recommends using composite or fiber cement materials where deterioration is significant, but limiting the use of PVC to side elevations.</u></p>
Porches & Porch Details, page 49	<i>1. Porch railings and balustrades are important character-defining features of historic buildings. The proportions of these railings are a significant contributing feature to the appearance of both the individual structure and the</i>	<p><b>Porch &amp; Roof Restoration:</b></p> <ul style="list-style-type: none"> <li>• The proposal includes retaining the original porch roof framing, fascia, and dentils, and rebuilding deteriorated elements, notably brick masonry piers. Composite tongue-in-groove decking is proposed on the front porch. Additionally, the proposed elevations suggest that the turned wood posts will</li> </ul>

	<p><i>character of the entire neighborhood.</i></p>	<p>be replaced with decorative sawn pickets to match historic imagery.</p> <ul style="list-style-type: none"> <li>The proposal suggests that decorative brackets will be installed on either side of the porch posts; however, the drawings show a bracket that is a simplified design than what is seen in historic documentation. <u>Staff supports a simplified interpretation of the historic design of the brackets.</u></li> </ul> <p><u>Staff recommends approving the porch reconstruction on existing piers and the repair of piers to be structurally sound; installation of T&amp;G decking to match direction of existing boards. Staff recommends confirming final design of the porch posts and brackets for administrative approval.</u></p>
Doors & Windows, page 49	<p>1. <i>The size, proportion and spacing patterns of door and window openings on a new addition should follow patterns established by the original building. Windows on most commercial and residential properties throughout Old and Historic Districts have a vertical orientation. Wide, horizontal so-called "picture windows" on new additions are strongly discouraged.</i></p> <p>2. <i>The architectural appearance of original windows should be used as models for new windows. Changes in the sash, depth or reveal, muntin configuration, frame or glazing is strongly discouraged. New glass should be clear without reflective coatings, to be compatible with original glass.</i></p> <p>3. <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><i>Windows &amp; Doors:</i></p> <ul style="list-style-type: none"> <li>New wood double-hung windows with 6-over-6 simulated divided lites and spacer bars are proposed on the front façade; other windows include aluminum-clad in compatible configurations. New casement-style windows are located at the rear of the building as well as a side elevation.</li> <li>First story façade picture window will be converted to a single window, which is more in-keeping with the historic configuration of the fenestration.</li> </ul> <p><u>Staff recommends approval of wood 6-over-6 SDL windows on front elevation, and approving aluminum-clad SDL windows elsewhere. Submit full window specifications for final staff approval.</u></p> <ul style="list-style-type: none"> <li>Existing doors are proposed to be restored or replaced in kind. The front door will be replaced with an in-kind design; the rear non-original door will be removed for structural safety and will be replaced with a new wood door with lite and transom.</li> </ul> <p><u>Staff recommends approving replacement and/or restoration of doors in historically appropriate configurations with in-kind elements, as well as removing non-original doors on rear elevation.</u></p>
Standards for Rehabilitation, page 59	<p>4. <i>Retain original roof shape, size, materials and related elements including cupolas, chimneys and weather vanes; if replacement is necessary, consideration for use of slate, wood and metal, with respect to color and patterns, should be given.</i></p>	<p><i>Roofing:</i></p> <ul style="list-style-type: none"> <li>Standing seam metal roofing is proposed to be replaced with compatible material options (Galvalume, Zinc, or gray copper). TPO membrane is proposed on the flat roof addition. Additionally, existing gutters will be rebuilt as per the proposal.</li> </ul> <p><u>Staff recommends approving the metal roof, ensuring that a standing seam profile is maintained; final material selection to be reviewed by staff. Staff further recommends approving TPO membrane for flat roofs.</u></p>

<p>Standards For New Construction (Including Additions): Residential, Siting, Page 46</p>	<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><i>Additions and outbuildings:</i></p> <ul style="list-style-type: none"> <li>The applicant proposes two rear additions, both lower than the main building, with compatible forms and materials and with a subordinate massing and size. The additions are designed with a distinct fenestration pattern and large glazing using three 4-over-4 double-hung windows, which identifies the addition as newer and avoids creating a false sense of historicism; the addition is also identifiable as secondary to the main building. A small free-standing shed is also proposed using fiber cement siding and composite trim, and is appropriately sited at the rear of the property.</li> </ul> <p><u>Staff recommends approve proposed additions and outbuilding; details and colors to be submitted for final staff review.</u></p> <ul style="list-style-type: none"> <li>The applicant proposes raising the roof of Volume 1 (original volume) slightly for structural and reasons and to create a more livable space, while retaining hierarchy between volumes 1, 2 and 3.</li> </ul> <p><u>Staff recommends approving the roof adjustment on Volume 1, and ensuring that the subordinate relationship to other volumes is maintained.</u></p>
<p>Standards for Site Improvements, Fences &amp; Walls, p.78</p>	<p><i>6. A new fence or wall should be constructed using materials and designs appropriate to the District. Height restrictions are governed by the Zoning Ordinance.</i></p>	<p><i>Site &amp; Landscape Work</i></p> <ul style="list-style-type: none"> <li>The applicant proposes restoring and expanding brick paving, removing chain link and CMU fencing, and installing a new rear wood privacy fence.</li> </ul> <p><u>Staff recommends approving the removal of non-contributing fencing and walls. Staff further recommends ensuring that privacy fence height complies with all zoning regulations.</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

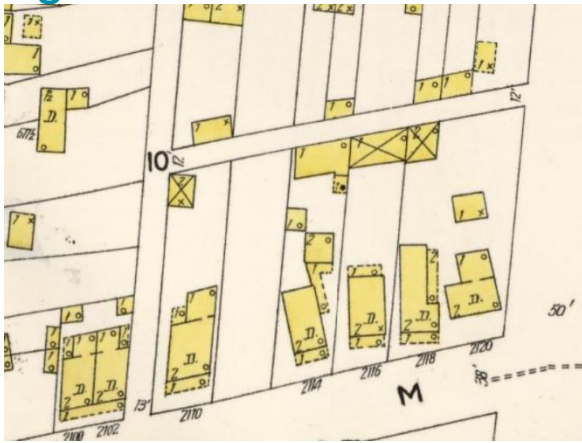


Figure 1: Sanborn Map 1905



Figure 2: Sanborn Map 1925

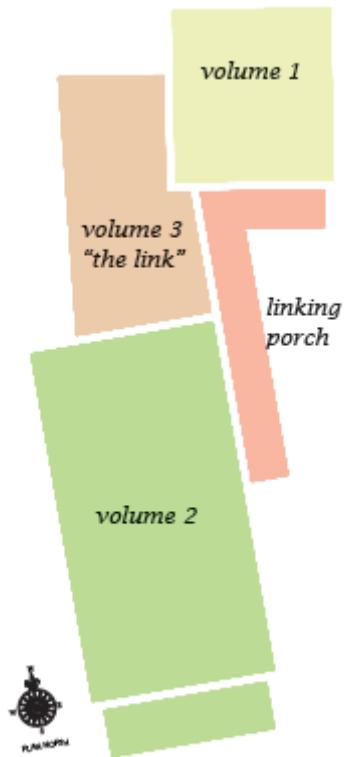


Diagram of building volumes

Figure 3

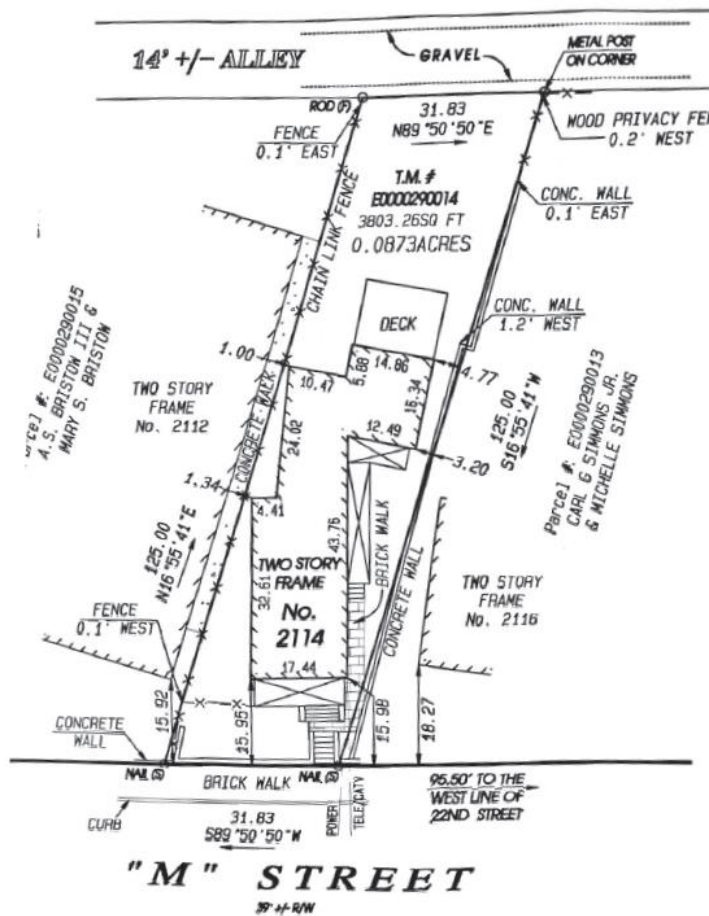


Figure 4



#### Construction Notes

1. New accessory shed. Less than 12' tall and 150 SF. Located within side yard setback. Section 30-680.1
2. Parking area.
3. 6'-0" tall wood privacy fence.
4. 3'-0" tall wood picket fence.
5. Existing herringbone brick paving.
6. Extend herringbone brick paving.
7. Coordinated with neighbor in the removal of existing cmu wall.
8. Remove existing chain link fence.
9. Adjacent residential structure.
10. Property line, typ.

Figure 5



*View of front and east elevations*  
*Note: The roof structure, frieze beam, fascia, dental molding, crown, brick masonry piers, appear to be original and will be retained and restored. The remainder of the porch will be replaced as shown in the attached documents..*

*View of front (south) elevation*

*Figure 6*



*Figure 7*



*Figure 8*

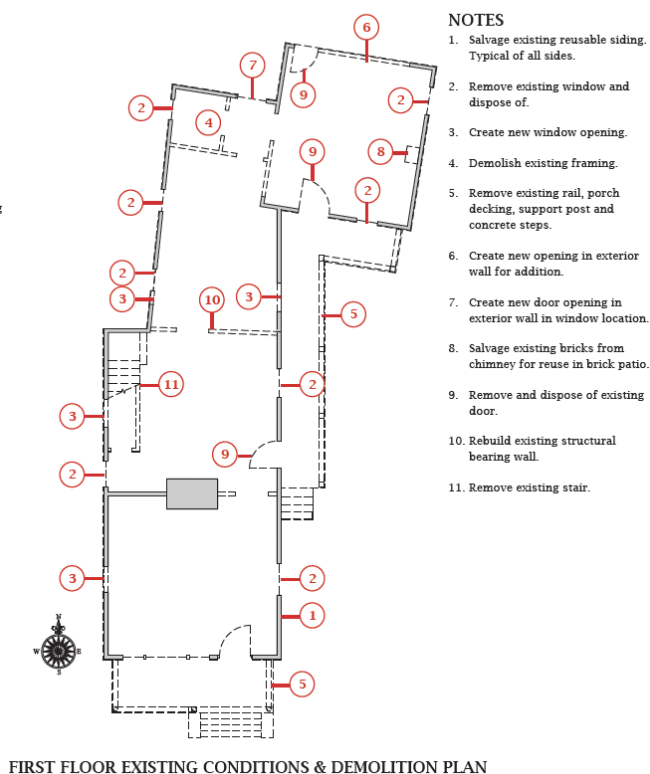
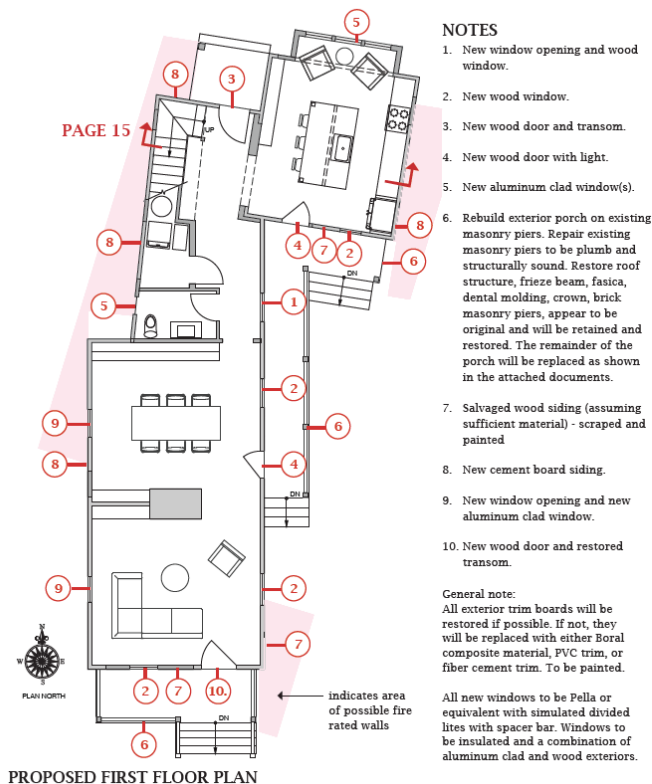


Figure 9

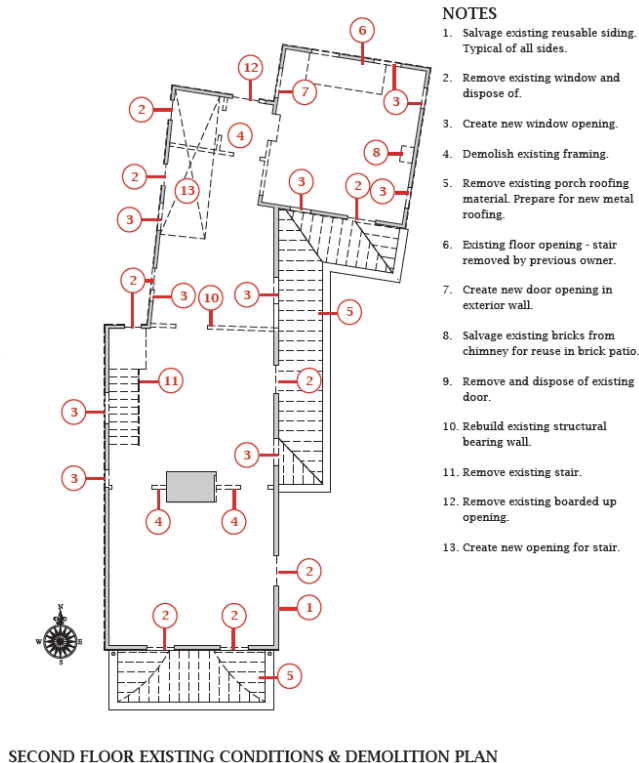
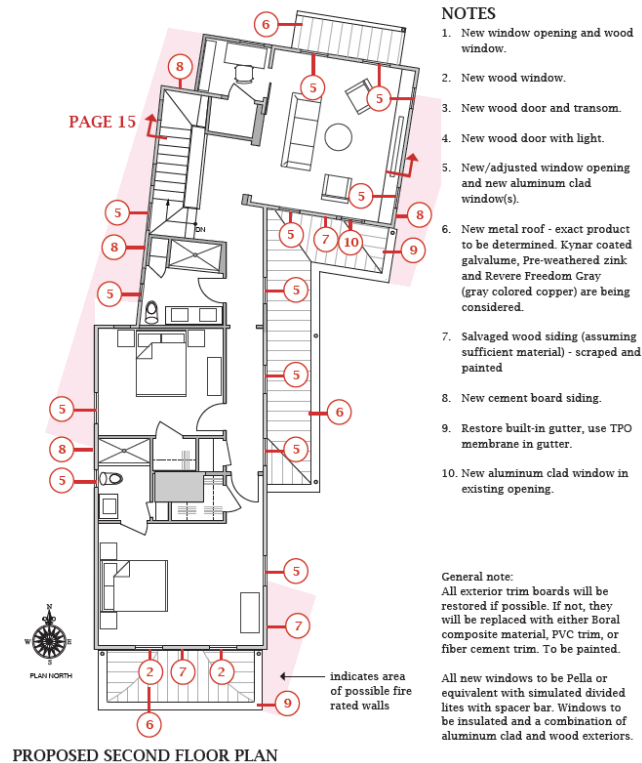
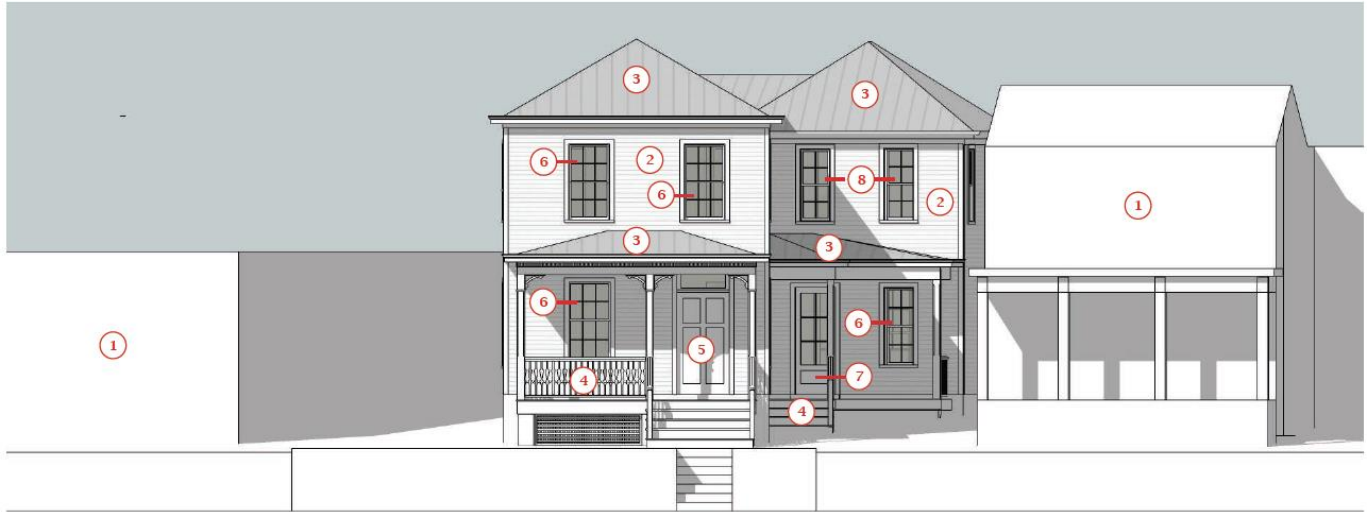


Figure 10

## NOTES

1. Adjacent structure.
2. Reinstall existing wood siding over new exterior sheathing and moisture resistant barrier.
3. New metal roofing - exact product to be determined. Kynar coated galvalume, Pre-weathered zinc and Revere Freedom Gray (gray colored copper) are being considered.
4. Rebuild exterior porch on existing masonry piers. Repair existing masonry piers to be plumb and structurally sound. Restore roof structure, frieze beam, fascia, dental molding, crown, brick masonry piers, appear to be original and will be retained and restored. The remainder of the porch will be replaced. New wood posts, flat railings, new composite T&G narrow porch decking boards,
5. New wood door. Restore existing transom.
6. New wood double hung windows. Painted.
7. New wood door with lite.
8. New aluminum clad double hung windows.



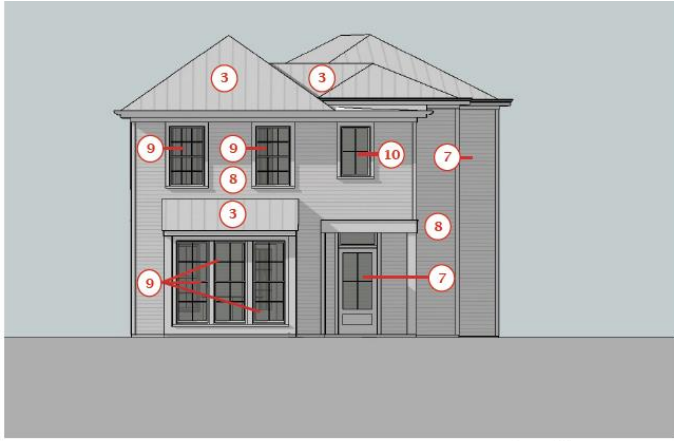
FRONT (South) ELEVATION

Figure 11



SIDE (East/Porch) ELEVATION

Figure 12



REAR (North) ELEVATION



VIEW OF REAR (North) ELEVATION FROM THE PUBLIC WAY

Figure 13

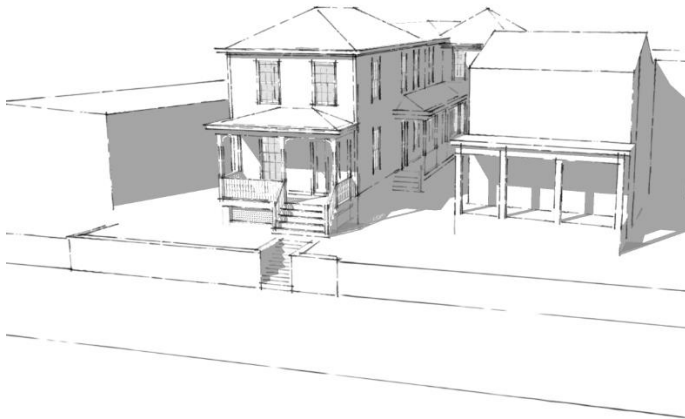


Figure 14



Figure 15



Figure 16



Figure 17