

1. COA-090077-2021

PUBLIC HEARING DATE

April 27, 2021

PROPERTY ADDRESS

2320 East Marshall Street Rear

DISTRICT

Church Hill North

APPLICANT

Porchlight Homes, LLC

STAFF CONTACT

C. Jones

Commission of Architectural Review

STAFF REPORT

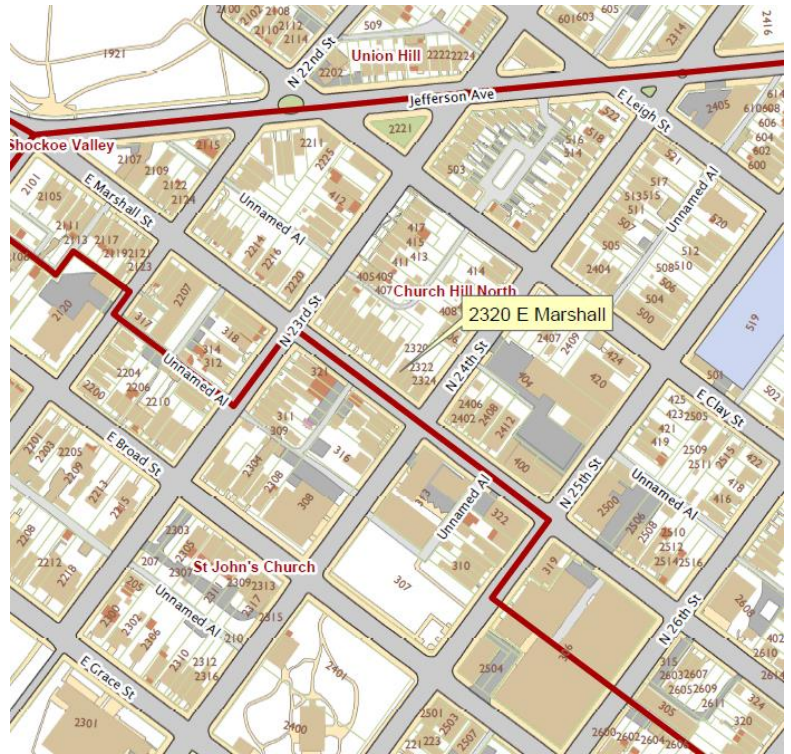


PROJECT DESCRIPTION

Revise previously approved plans for a rear building.

PROJECT DETAILS

- The applicant proposes modifications to a previously approved plan for a rear dwelling and garage.
- The proposed building will be located in the rear portion of the lot at 2320 East Marshall Street and will be accessed by an existing alley.
- The building will be two stories in height with two parking spaces on the first floor and a flexible-use space on the second floor.
- The main section of the building will have a standing seam metal roof and smooth hardiplank siding. The second floor will be accessed by an external stair that is integrated into the overall design of the building.
- Openings include two garage doors, two single doors, and windows placed below the roof gables.



MAP

The City of Richmond assumes no liability either for any errors, omissions, or inaccuracies in the information provided regardless of the cause of such or for any decision made, action taken, or action not taken by the user in reliance upon any maps or information provided herein.

STAFF RECOMMENDATION

APPROVE WITH CONDITIONS

PREVIOUS REVIEWS

The Commission previously approved a dwelling and garage at this location during the October 2020 meeting. The applicant has revised the plans, including simplifying the exterior details and form of the building.

STAFF RECOMMENDED CONDITIONS

- Final material, color, window, and door specifications be submitted to staff for review and approval
- Additional information about the proposed upgrades, including the fence and lighting, be submitted for staff review and approval

STAFF ANALYSIS

Standards for New Construction, Height, Width,

1. *New residential construction should respect the typical height of surrounding residential buildings.*
2. *New residential construction should*

The proposed building is 16 feet in height, which will be shorter than the historic buildings facing E. Marshall Street. The applicant proposes minimal door and window openings.

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| Proportion, & Massing, pg. 47 | <i>respect the vertical orientation typical of other residential properties in surrounding historic districts.</i> | Staff finds this fenestration is in keeping with the proposed overall design of the building. |
| Standards for New Construction, Materials and Colors, pg. 47 | <i>2. Materials used in new residential construction should be visually compatible with original materials used throughout the district.</i> | For the exterior materials, the applicant proposes smooth hardi-plank siding, a standing seam metal roof, and painted trim boards at the corners. Staff recommends approval of the materials selections with the condition that the <u>final material and color specifications be submitted to staff for review and approval.</u> |
| New Construction, Doors and Windows, pg. 49 | <i>3. 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> | The proposed building has two garage door openings facing the alley, and two single door openings on the first floor and windows below the gables and in the staircase on the second floor. Staff finds this is in keeping with patterns found in the district and recommends approval with the condition that <u>the window and door specifications be submitted to staff for review and approval.</u> |
| Parking Lots, pg. 77 | <i>3. Parking lot lighting should be kept to a minimum, keeping spill-over to a minimum and using the lowest wattage possible, especially in residential areas.</i> | A new parking area, fence, and lighting will be provided for the new building. Staff recommends approval with the condition that <u>additional information about the proposed upgrades, including the fence and lighting, be submitted for staff review and approval.</u> |

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. 2320 E. Marshall Street, rear, proposed location of new free-standing construction.



Figure 2. View towards proposed new free-standing construction from North 24th Street.