



Commission of Architectural Review

2. COA-176758-2025	Final Review	Meeting Date: 12/16/2025
Applicant/Petitioner	Jason Norfleet	
Project Description	Rehabilitate front elevations	
Project Location		
Address: 1111 West Franklin Street		
Historic District: West Franklin Street		
<p>High-Level Details:</p> <p>The applicant proposes to rehabilitate a Georgian Revival, masonry building.</p> <p>1111 West Franklin Street: Brick, two-and-one-half stories, mansard front roof, two-bay front, modillioned cornice, round arch windows with fan lights, Palladian window, gabled dormers with Palladian unit and arch motif. Georgian Revival; early-twentieth century.</p> <p><i>The applicant will be submitting plans to the Virginia Department of Historic Resources to pursue historic tax credits.</i></p>		
Staff Recommendation	Approval, with Conditions	
Staff Contact	Alex Dandridge, Alex.Dandridge@RVA.gov, (804)646-6569	
Previous Reviews	The commission conceptually reviewed this application at their November 2025 meeting. The commission supported the rehabilitation of the building with no major recommendations. The commission agreed with the staff comment to widen the proposed front door.	
Staff Recommendations	<ul style="list-style-type: none"> • All original windows will be retained and repaired in-kind. • All new replacement windows be wood or aluminum-clad wood with a light configuration that matches that of the other original windows such as two-over-two or one-over-one. 	

Staff Analysis

Guideline Reference	Reference Text	Analysis
Standards for New Construction, Fences & Walls, Page 51	<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>There is an existing one-story hyphen that connects 1109 & 1111 West Franklin Street. This connector piece is painted brick and has a sloped slate roof. It was constructed in 1968 and is not original to the site. To rehabilitate the two buildings back to two detached single-family buildings, the applicant proposes removal of the nonoriginal hyphen. Staff supports the removal of the hyphen, finding that it will restore the integrity of the two buildings.</p> <p>A new metal gate will be installed in place of the hyphen to secure the side yard between the two buildings.</p> <p><u>Staff recommends that the new metal gate be simple in design; the design to be submitted with the final review or later for administrative review and approval.</u></p>
Standards for Rehabilitation, p. 59	<p><i>5. Retain original windows including both functional and decorative elements such as frames, sash, muntins, glazing, sills, hood molds, paneled or decorated jambs and moldings, shutters and exterior blinds.</i></p> <p><i>7. Repair damaged elements instead of replacing them. Use materials that match the original in type, or use physically and chemically compatible substitute materials that convey the same appearance as the surviving elements or sections. Use available documentation when reconstructing missing elements. Pictorial, historical or physical documentation can be helpful.</i></p>	<p>The applicant proposes to retain all existing windows on the building, and to reopen several bricked-in windows on the side elevations, as well as the enclosing of a south elevation [KC3.1]side door and replacement the front door assembly.</p> <p>Specifically, two vertically aligned, bricked-in door openings on the south elevation will be reopened with new transoms and fixed, full-light doors will be installed in the original openings.</p> <p>A transom window will be reinstalled above a first-floor side door on the projecting bay on the south elevation.</p> <p>One smaller extant door on the first floor of the south elevation will be infilled with recessed brick. Staff recommends that the infill brick within the first-floor south elevation extant door be painted to match the color of the budling.</p> <p>Two bricked-in windows on the north elevation will be reopened and two new windows will be installed within the dimensions of the original window openings, retaining the original arched brick tops. It appears that the original openings no longer retain granite sills like the other original windows on this elevation</p> <p>All original windows will be retained and repaired in-kind.</p> <p>Staff recommends that all new replacement windows be wood or aluminum clad wood with a light configuration that matches that of the other original windows such as two-over-two or one-over-one.</p> <p>During the conceptual review, the applicant was proposing to remove the non-original front door assembly, and to install a new three-foot-wide door with two-foot-wide sidelights. This configuration appeared disproportionate, and the commission</p>

		<p>recommended that a wider front door with narrower sidelights be used in this location. The applicant has responded to this recommendation by changing the door width to four feet and the sidelights' width to one foot six inches. Staff supports this revision.</p>
<p>Porches & Porch Details, page 49</p>	<p><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 character of the entire neighborhood.</i></p>	<p>Currently, 1109 & 1111 West Franklin Street share a joined uncovered front porch constructed of brick and enclosed by a simple black metal rail. There is a center brick stair with stone treads. This configuration is not original to the site and was done when the two buildings were joined together.</p> <p>The applicant proposes to separate the two front porches. Once separated the new porches will remain brick and uncovered with their own sets of front stairs and retain the same extant black metal rail design.</p> <p>Staff supports the separation of the two porches, as this is not an original configuration.</p> <p>The original design of the front porch at 1111 West Franklin was not found.</p> <p>Staff finds that as proposed, the metal rail and uncovered porch design for both buildings is simple in design and is appropriate in that it is unobtrusive and does not detract from the remaining character-defining features of the buildings.</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. 1111 West Street. Façade 1950s.



Figure 2. 1111 West Franklin Street . Façade, November, 2025.



Figure 3. 1111 West Street. Façade 1950s.



Figure 4. 1111 West Franklin Street. Rear. November, 2025.