

CAR SUBMISSION FOR 2114 M STREET RENOVATION & ADDITION



*Prepared by LoCh Design
June 26, 2025*

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Property *(location of work)*
Property Address: 2114 M Street Richmond VA Current Zoning: R-63
Historic District: The Union Hill Old and Historic District

Application is submitted for: (check one)
☒ **Alteration**
☐ **Demolition**
☐ **New Construction**

Project Description *(attach additional sheets if needed):*
See project description on attached documents. Refer to page 5.

Applicant/Contact Person: Mary Lorino
Company: LoCh Design
Mailing Address: 12 North 30th Street
City: Richmond State: VA Zip Code: 23223
Telephone: (804) 840-9415
Email: mary@lochdesign.com
Billing Contact? Yes Applicant Type (owner, architect, etc.): Architect

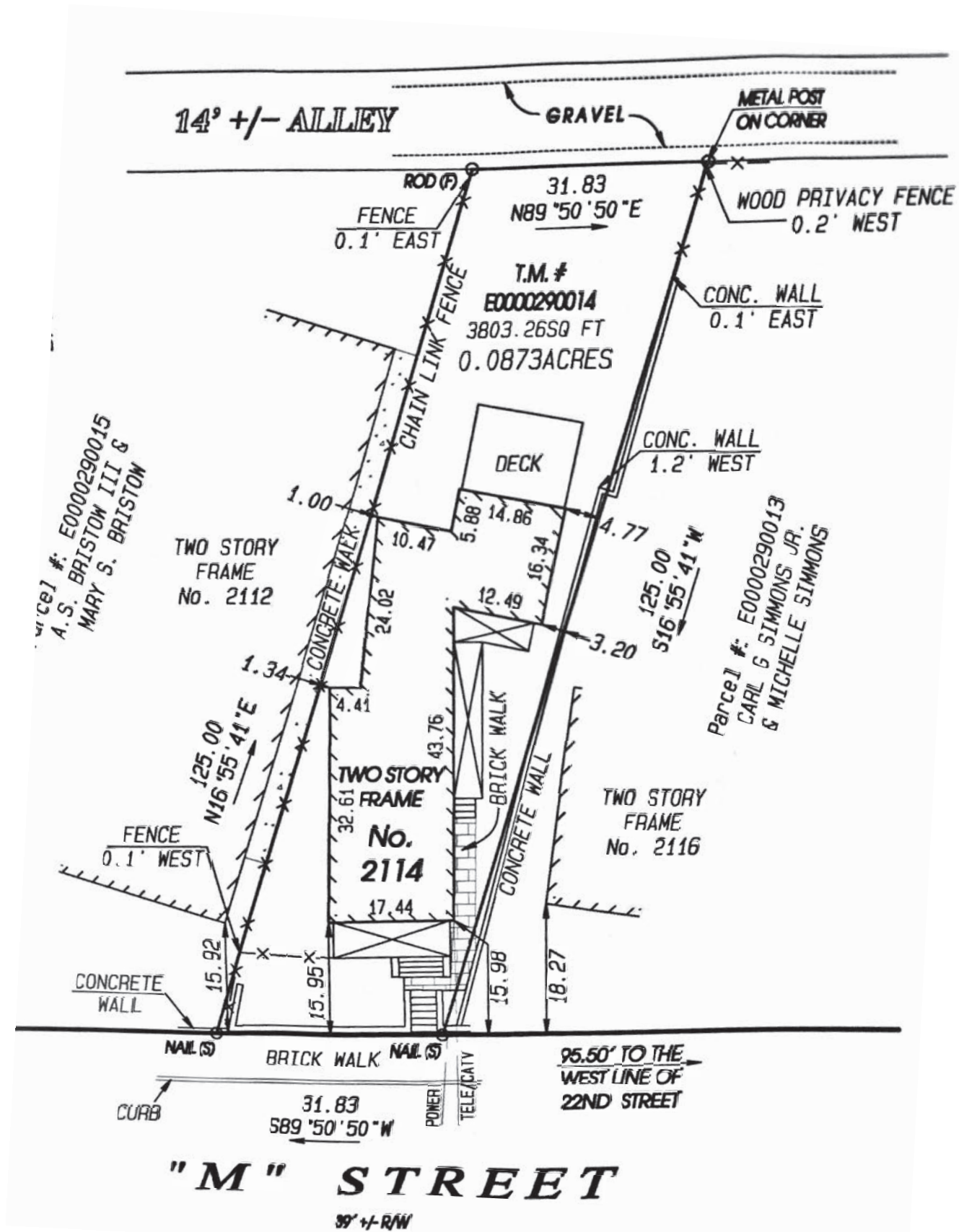
Property Owner: Jeanne DuPont and John Nishimoto
If Business Entity, name and title of authorized signee: _____
Mailing Address: 720 Greenwich St, #3F
City: New York State: NY Zip Code: 10014
Telephone: (917) 975-5623
Email: jdumontnyc@gmail.com
Billing Contact? No
****Owner must sign at the bottom of this page****

Acknowledgement of Responsibility
Compliance: If granted, you agree to comply with all conditions of the certificate of appropriateness (COA). Revisions to approved work require staff review and may require a new application and approval from the Commission of Architectural Review (CAR). Failure to comply with the conditions of the COA may result in project delays or legal action. The COA is valid for one (1) year and may be extended for an additional year, upon written request and payment of associated fee.

Requirements: A complete application includes all applicable information requested on checklists available on the CAR website to provide a complete and accurate description of existing and proposed conditions, as well as payments of the application fee. Applications proposing major new construction, including additions, should meet with staff to review the application and requirements prior to submitting. Owner contact information and signature is required. Late or incomplete applications will not be considered.

Zoning Requirements: Prior to Commission review, it is the responsibility of the applicant to determine if zoning approval is required. Application materials should be prepared in compliance with zoning.

Property Owner Signature: Jeanne DuPont Date: 6/24/25



PROPERTY SURVEY



PROPOSED SITE PLAN

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.



1905 Sanborn map

2114 M Street - PROJECT OVERVIEW

2114 M Street is a wood-framed, single-family home dating to circa 1859 and is listed on the Virginia Landmarks Register. The structure is composed of three distinct volumes (see the diagram on this page). Based on existing conditions and available documentation, we believe the oldest portion of the home may be located at the rear of the property and is oriented at a different angle than the primary two-bay volume, which is parallel to M Street. These two volumes are joined by an infill section with its own distinct geometry. The 1905 Sanborn map documents the presence of two of the three volumes at that time. As shown in the attached photographs, much of the historic fabric is either deteriorated or missing; however, the original massing and the unique spatial relationships created by the intersecting volumes remain intact. The Owner is committed to preserving these character-defining features and is making a significant investment in their rehabilitation.

The home is in extreme disrepair, with substantial structural damage throughout. The extent of the deterioration is readily visible, as the interior was gutted prior to the current owner's purchase. The owner plans to carefully reconstruct the building from the foundation to the roof. The foundations of volume 1 and 3 will need to be entirely rebuilt due to significant structural settlement and failure of the floor framing towards the rear of the home. Much of the existing wall framing will need to be repaired or replaced due to insect damage and rot. The second floor of volume 1 shows significant sagging due to undersized framing material. Significant portions of the wood siding is deteriorated beyond repair or has been previously replaced. The project proposes removing all wood siding, salvaging viable material, and reinstalling it on the front and, if quantity allows, the east (porch side) elevation. The siding will be installed over new exterior sheathing, which will provide structural bracing in lieu of replacing/repairing the interior diagonal bracing, and a weather resistant barrier. The walls will be insulated. The project proposes using cement board lap siding with dimensions similar to the original wood siding on the remaining elevations. Due to the building's proximity to property lines, portions of the exterior walls will be required to achieve a 1-hour fire rating from both sides. The project will require discussions with the City of Richmond Building department to determine whether removal of the wood siding and reinstallation of it in areas requiring fire ratings will be allowed.

Two small additions are proposed at the rear of the structure. One will provide a covered rear entry with a small office above. The other is a single-story pop-out on the first floor featuring a large bank of windows. The proposed flat roof on the two-story addition will be TPO membrane and will not be visible from the public way. The one-story pop-out will have a metal roof to match the remainder of the house. The existing metal roof has failed and will be replaced with a new metal roof. Currently the exact material has not been determined. Possible materials include Kynar coated galvalume, Pre-weathered zink and Revere Freedom Gray (gray colored copper) are being considered.

The vast majority of the windows have already been replaced or are beyond repair. New windows are proposed primarily within existing openings with a few additional openings proposed. The large picture window on the front façade (not original to the house) is proposed to be replaced with a window more closely matching the width of the original. Please see the attached documents for proposed changes.

Volume 1, believed to be the original portion of the home, is a two-story structure that is shorter than the adjacent volumes. The first-floor framing in this section has failed, and the second floor is significantly undersized, bowed and in need of replacement. The existing floor-to-floor height does not allow for two usable stories once the structural framing is replaced with appropriately sized members for the span needed. The project proposes raising the roof of Volume 1 slightly—keeping it below the height of the adjacent roofs—in order to achieve habitable ceiling heights while maintaining a clear visual distinction between volumes.

The front and side porches are also in significant disrepair. The project proposes restoring the front porch ceiling and roof framing and replacing much of the remaining structure with simple porch posts, brackets, and a flat railing system. The supporting brick piers will be repaired and made plumb. Similar repairs are proposed for the side porch, minus the brackets.

The owner is committed to making a substantial investment to save this historic home, celebrating its unique geometries and architectural history while adapting it to meet modern needs and justify the scale and investment of the renovation.

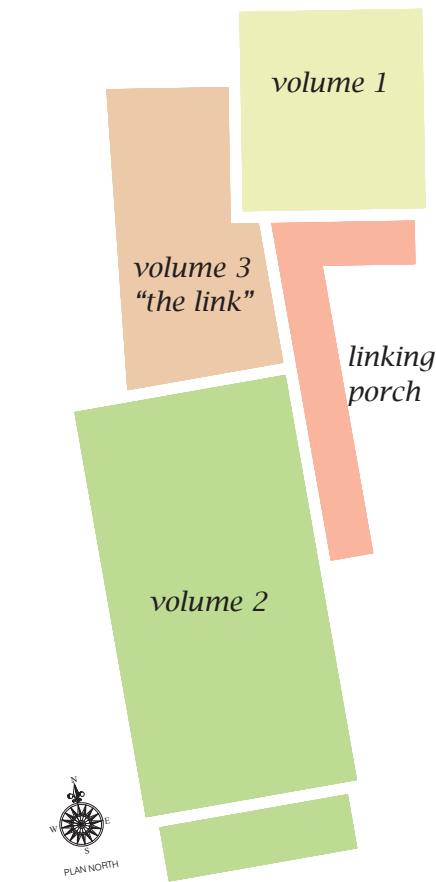


Diagram of building volumes



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



View of porch ceiling



View of front porch steps and rail

Note: The stair and side wall are in disrepair. and demolition is proposed.

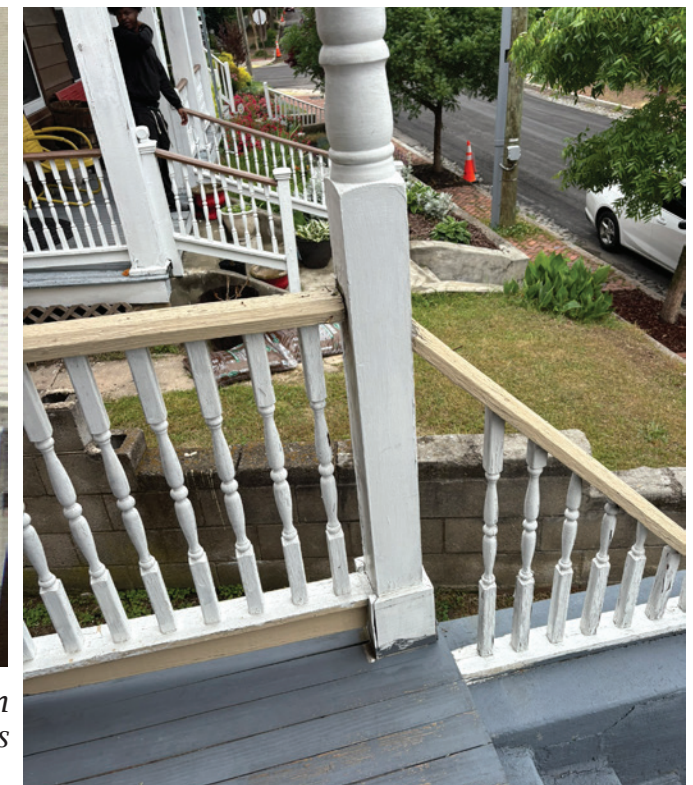


View of possible original windows on the front elevation.

Note : The sashes would need to be entirely reconstructed due to the exterior portions of the muntins are no longer in place and there is not significant material remaining for the glazing compound. The project seeks to replace with new wood double-hung windows.



1966 photo referencing new bay window and showing original porch features



View of porch steps and railings

FRONT (South) ELEVATION



View east side

Note: The intent is to relocate the meter to the west side of the home and work with the adjacent neighbor to remove the cmu fence/wall. All windows shown are replacement windows and are smaller than original openings.



View of porch steps to be demolished



View of windows on east side

Note: These windows have been replaced and are smaller than the original.



View of brick paving to be restored and expanded



View of non-original windows on east side



View of replacement window on volume 1



View of non-original existing door to side porch

PORCH SIDE (East) ELEVATION



View of front and west side from public way



View of front and west side from public way



View of first floor west side interior



View from the public way of west side and rear of house



View of first floor west side interior



View of second floor west side interior



View of first floor west side interior

SIDE (West) ELEVATION



View of rear (north) elevation from yard



View of rear from public way



View of north face of connection between volume 2 and 3



View of non-original window and original roof structure that will be maintained and relocated upwards



View of door and transom - the door appears to be a replacement. Project proposes removal of both for structural reasons.



View of second floor and low headroom at intersection of volume 1 and volume 3



View of roofing material and low headroom

REAR (North) ELEVATION



View of conditions



View of conditions



View of area of floor failure



View of low headroom



View of conditions



View of conditions



View of conditions



View of conditions



View of conditions

EXISTING CONDITIONS

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NOTES

1. New window opening and wood window.
2. New wood window.
3. New wood door and transom.
4. New wood door with light.
5. New aluminum clad window(s).
6. 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 as shown in the attached documents.
7. Salvaged wood siding (assuming sufficient material) - scraped and painted
8. New cement board siding.
9. New window opening and new aluminum clad window.
10. New wood door and restored transom.

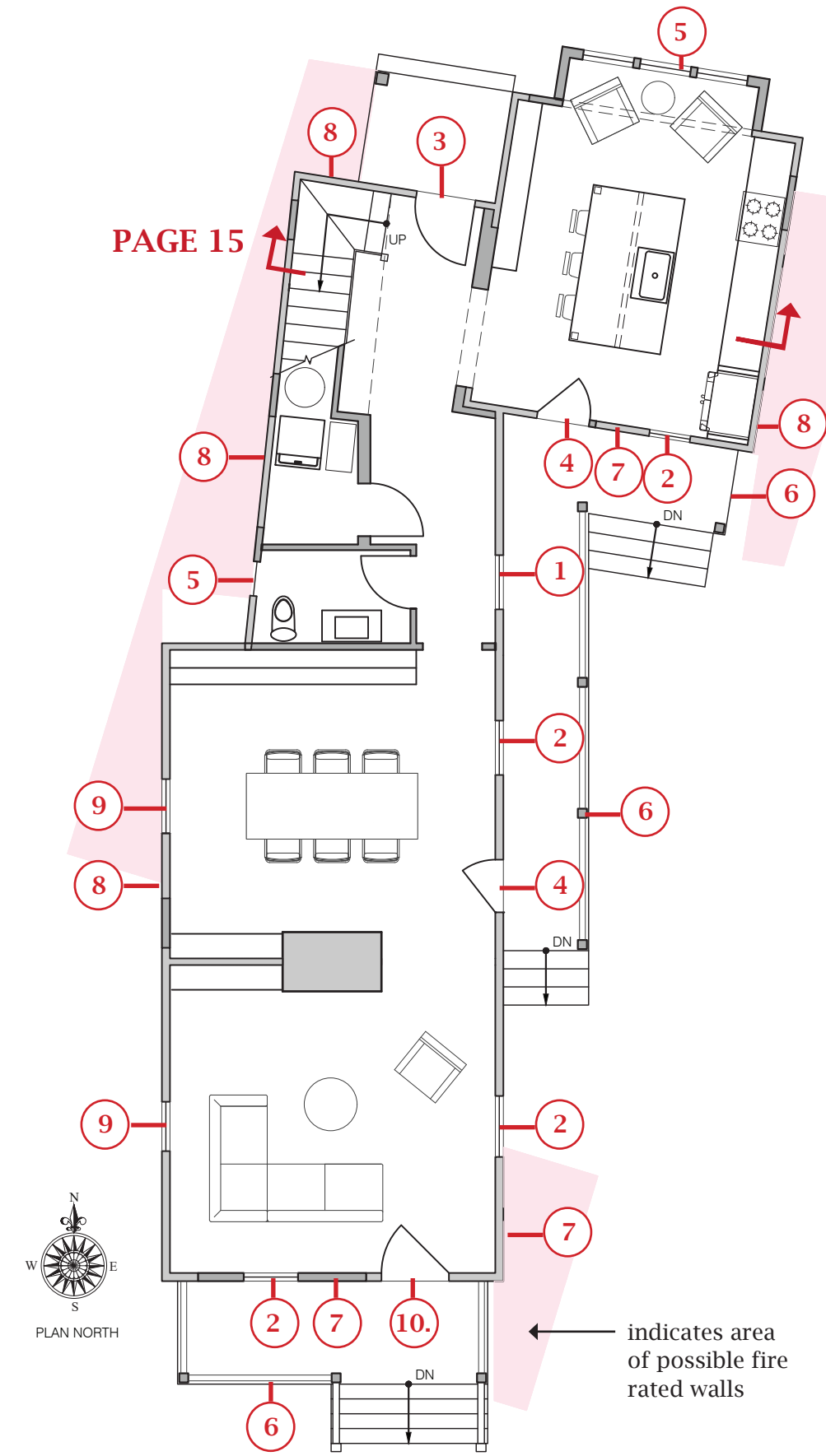
General note:

All exterior trim boards will be restored if possible. If not, they will be replaced with either Boral composite material, PVC trim, or fiber cement trim. To be painted.

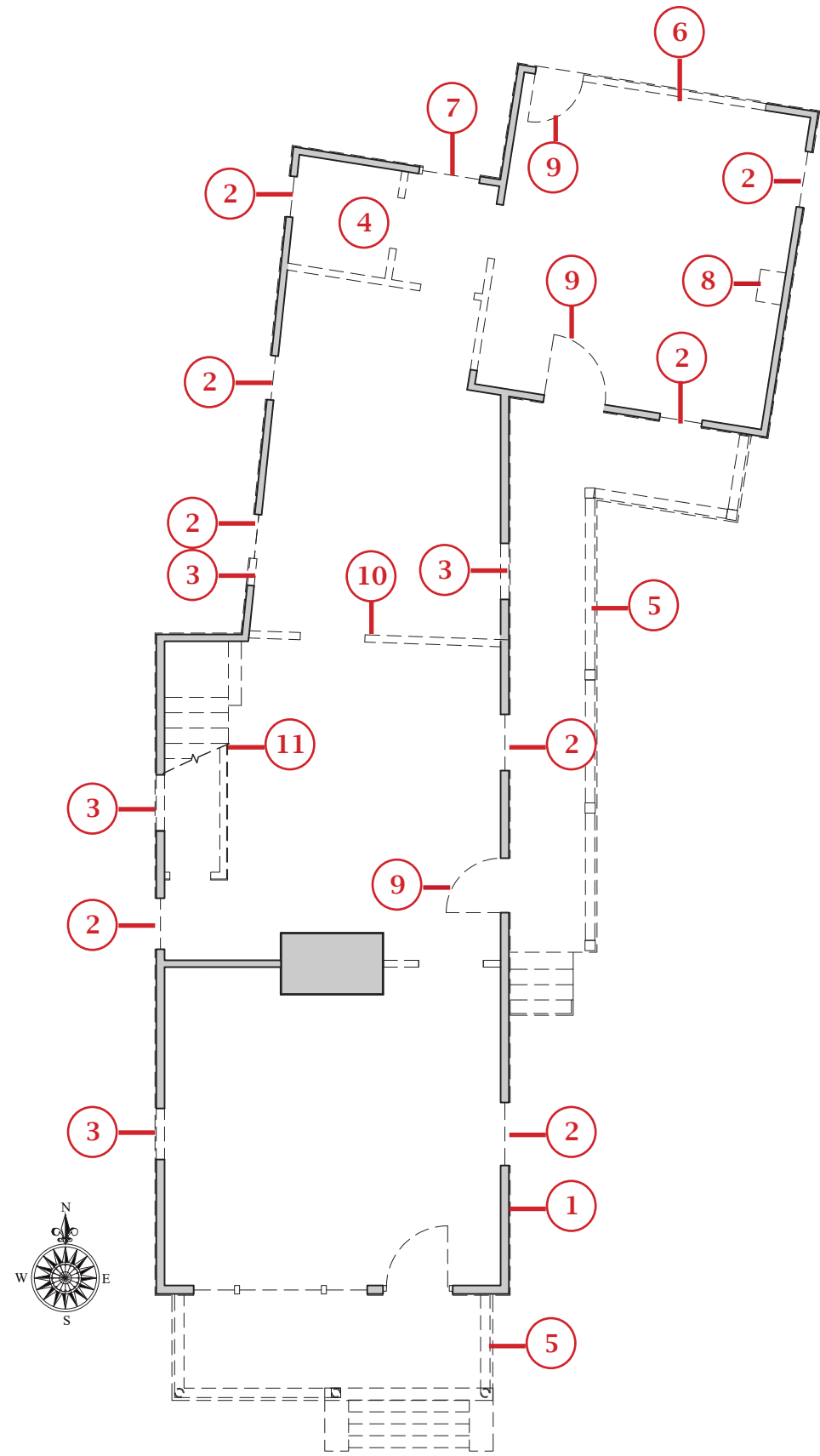
All new windows to be Pella or equivalent with simulated divided lites with spacer bar. Windows to be insulated and a combination of aluminum clad and wood exteriors.

NOTES

1. Salvage existing reusable siding. Typical of all sides.
2. Remove existing window and dispose of.
3. Create new window opening.
4. Demolish existing framing.
5. Remove existing rail, porch decking, support post and concrete steps.
6. Create new opening in exterior wall for addition.
7. Create new door opening in exterior wall in window location.
8. Salvage existing bricks from chimney for reuse in brick patio.
9. Remove and dispose of existing door.
10. Rebuild existing structural bearing wall.
11. Remove existing stair.



PROPOSED FIRST FLOOR PLAN



FIRST FLOOR EXISTING CONDITIONS & DEMOLITION PLAN

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NOTES

- 1. New window opening and wood window.
- 2. New wood window.
- 3. New wood door and transom.
- 4. New wood door with light.
- 5. New/adjusted window opening and new aluminum clad window(s).
- 6. New metal roof - exact product to be determined. Kynar coated galvalume, Pre-weathered zink and Revere Freedom Gray (gray colored copper) are being considered.
- 7. Salvaged wood siding (assuming sufficient material) - scraped and painted
- 8. New cement board siding.
- 9. Restore built-in gutter, use TPO membrane in gutter.
- 10. New aluminum clad window in existing opening.

General note:

All exterior trim boards will be restored if possible. If not, they will be replaced with either Boral composite material, PVC trim, or fiber cement trim. To be painted.

All new windows to be Pella or equivalent with simulated divided lites with spacer bar. Windows to be insulated and a combination of aluminum clad and wood exteriors.

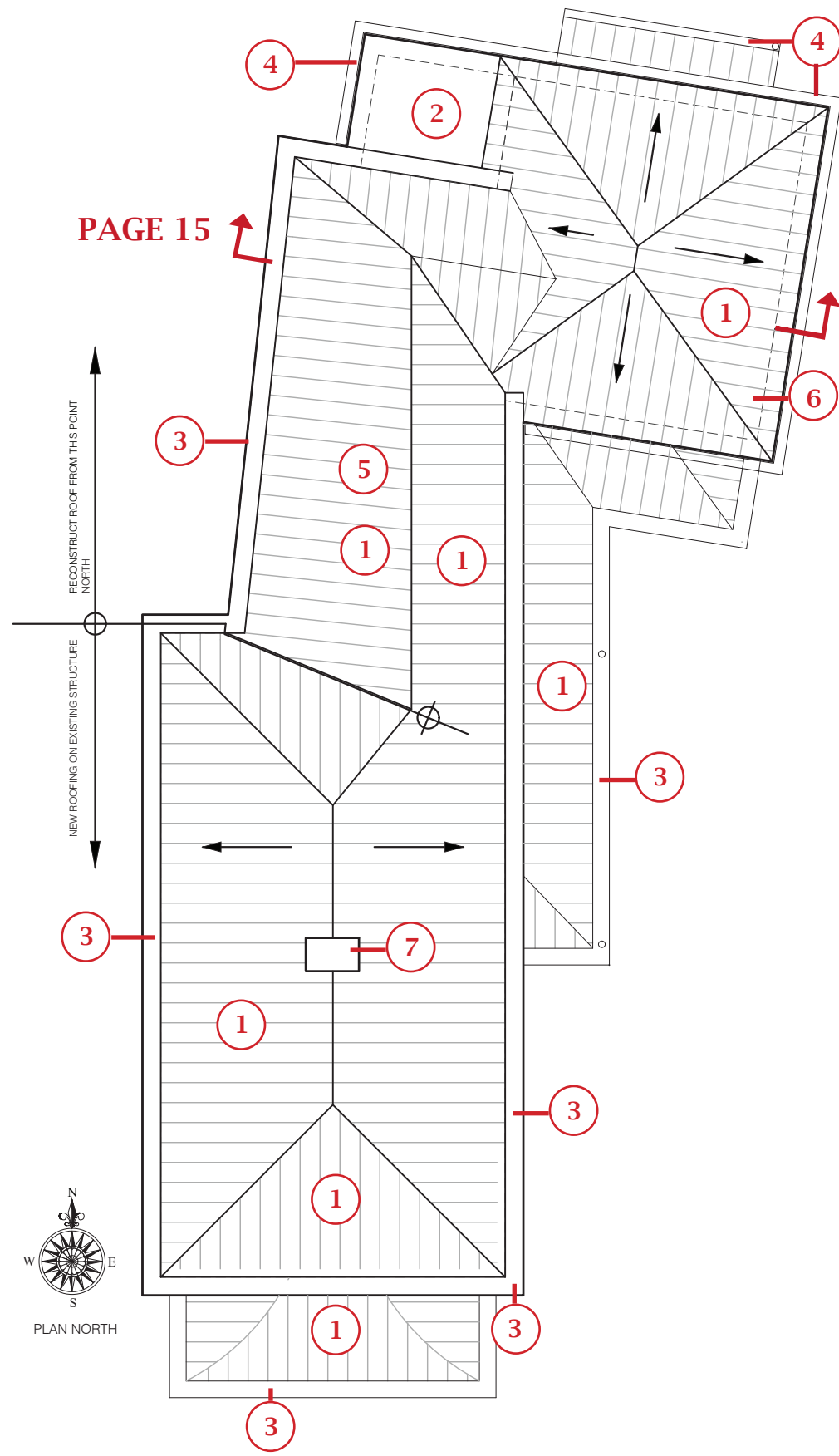
indicates area of possible fire rated walls

NOTES

- 1. Salvage existing reusable siding. Typical of all sides.
- 2. Remove existing window and dispose of.
- 3. Create new window opening.
- 4. Demolish existing framing.
- 5. Remove existing porch roofing material. Prepare for new metal roofing.
- 6. Existing floor opening - stair removed by previous owner.
- 7. Create new door opening in exterior wall.
- 8. Salvage existing bricks from chimney for reuse in brick patio.
- 9. Remove and dispose of existing door.
- 10. Rebuild existing structural bearing wall.
- 11. Remove existing stair.
- 12. Remove existing boarded up opening.
- 13. Create new opening for stair.

PROPOSED SECOND FLOOR PLAN

SECOND FLOOR EXISTING CONDITIONS & DEMOLITION PLAN

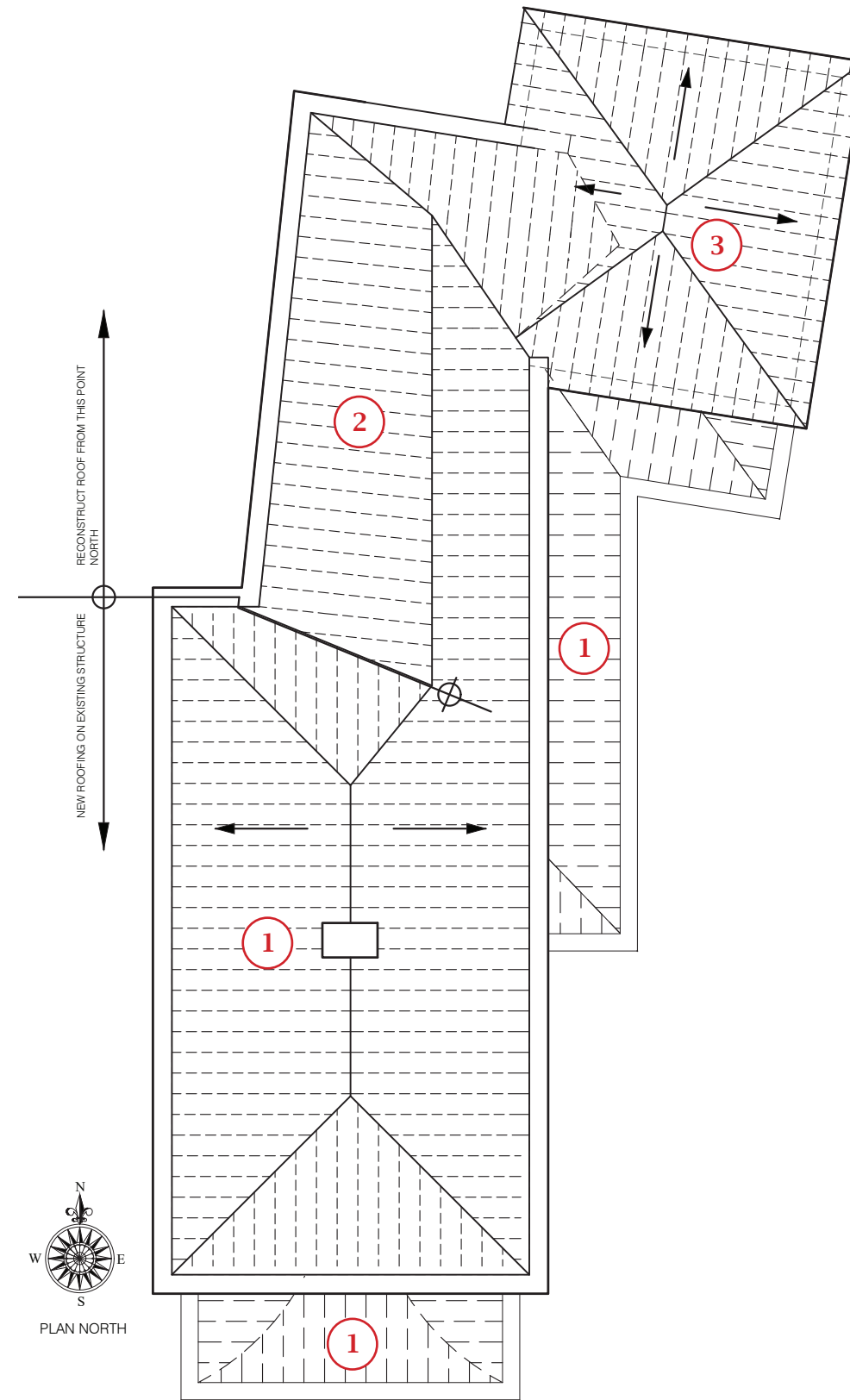


PROPOSED ROOF PLAN

NOTES

1. New metal roof - exact product to be determined. Kynar coated galvalume, Pre-weathered zink and Revere Freedom Gray (gray colored copper) are being considered.
2. New TPO flat (1/4"/1'-0") roof.
3. Repair existing built-in gutter. Roof gutter with TPO membrane.
4. New pre-finished alum gutter.
5. Restructure roof as required for structural stabiity.
6. Lift existing roof to below adjacent roofline. Restructure as required for stability,
7. Repair/repoint existing masonry chimney. Prepare for new liner or proper work to allow for gas venting.

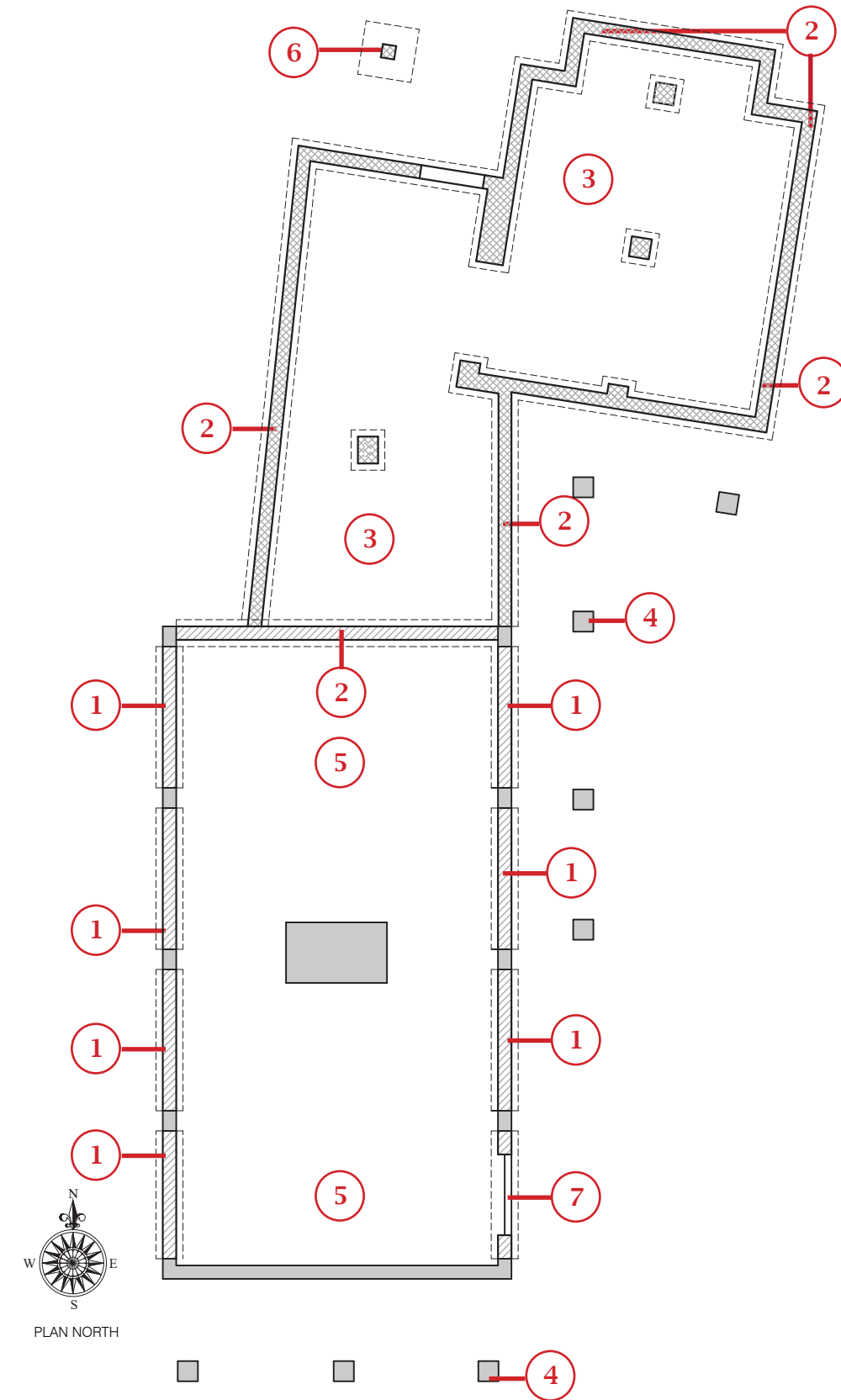
General note:
All exterior trim boards will be restored if possible. If not, they will be replaced with either Boral composite material, PVC trim, or fiber cement trim. To be painted.



SECOND FLOOR EXISTING CONDITIONS & DEMOLITION PLAN

NOTES

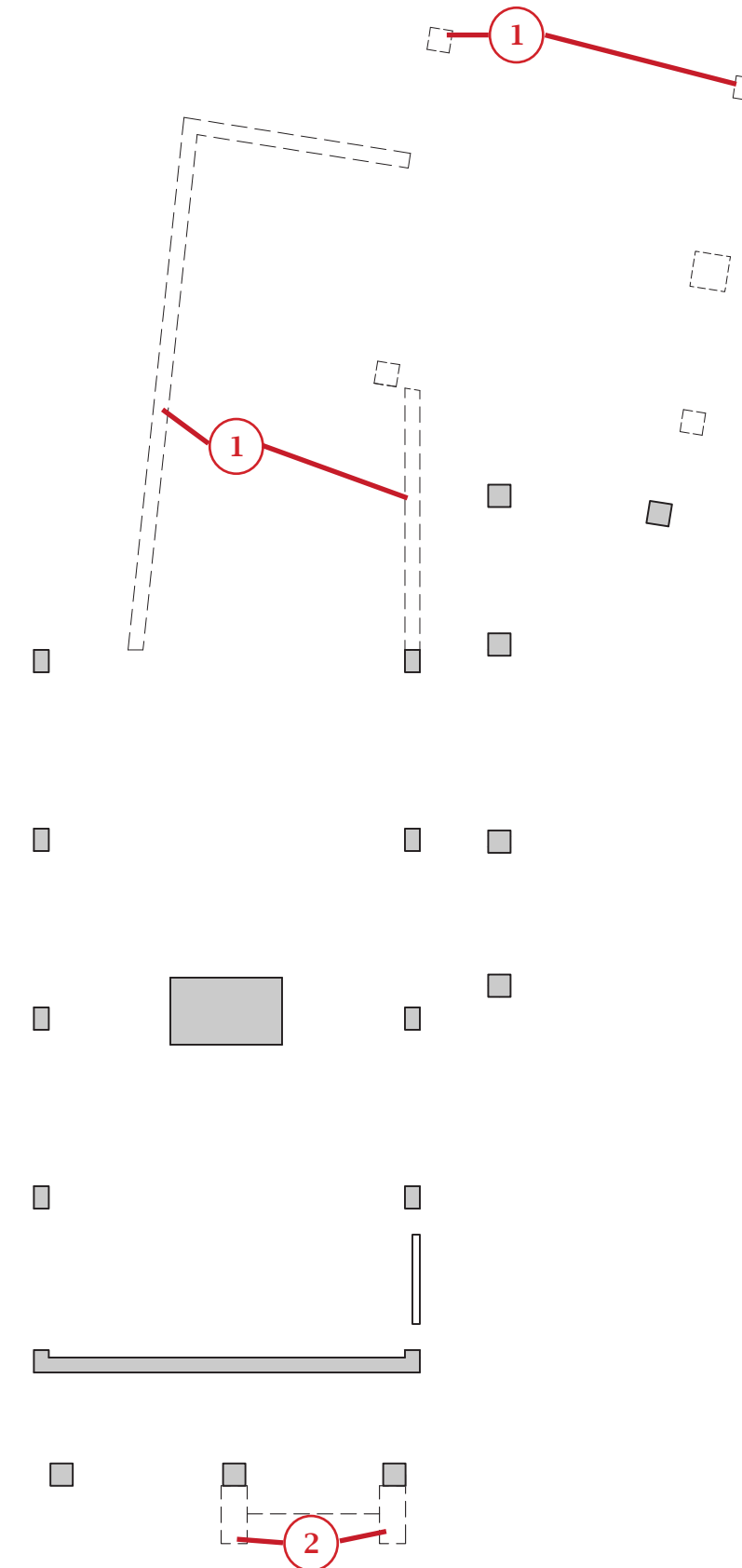
1. Remove existing metal roofing and repair existing decking for installation of new metal roofing over possible rigid insulation. TBD.
2. Area of roofing to be restructured and reassembled in current location.
3. Area of roofing to be lifted to a height below adjacent roofline.



NOTES

1. TO BE DETERMINED. New CMU foundation and footings.
2. New CMU foundation and footing.
3. Dig out crawlspace to provide minimum 18" clearance. Provide insulated crawlspace with vapor barrier and dehumidification.
4. Typical of all. Repair and repoint and make plumb existing masonry piers.
5. TO BE DETERMINED whether to encapsulate or vent crawl space.
6. New foundation and support for new wood post.
7. New access panel to crawl space.

PROPOSED FOUNDATION PLAN



NOTES

1. Typical, remove existing failing foundation wall or pier indicated.
2. Typical, remove existing low wall.

FOUNDATION DEMOLITION PLAN

REBUILD EXISTING ROOF IN THE SAME
LOCATION USING SALVAGED MATERIALS
IF STRUCTURALLY REQUIRED

DUCTWORK IN ATTIC
SPACE - INSULATION TBD

EXISTING ROOF FRAMING
TO BE LIFTED.
ADDITIONAL BRACING MAY
BE REQUIRED.

EL. 17'- 8"
B.O. ROOF JOIST
FRONT

EL. 9'- 5"
SECOND FLOOR
FRONT

EL. 0'- 0"
FIRST FLOOR
FRONT

LINE OF EXISTING
STRUCTURE TO BE LIFTED.

REBUILD WALLS - REUSE
EXISTING FRAMING WHEN
POSSIBLE.

EL. 0'- - 5 1/4"
CONCRETE
SLAB
REAR

DUCTWORK IN CRAWL
SPACE

NEW WOOD FRAMING

CMU BASE WITH RIGID INSULATION
ON INTERIOR OF CRAWL SPACE.
CRAWL SPACE TO BE DUG OUT.
(ENCAPSULATED CRAWL SPACE)
AND PARGE EXTERIOR OF CMU

SECTION

1/4" = 1'-0"

PROPOSED CONCEPT

NOTES

1. Adjacent structure

2. Reinstall existing wood siding over new exterior sheathing and moisture resistant barrier.

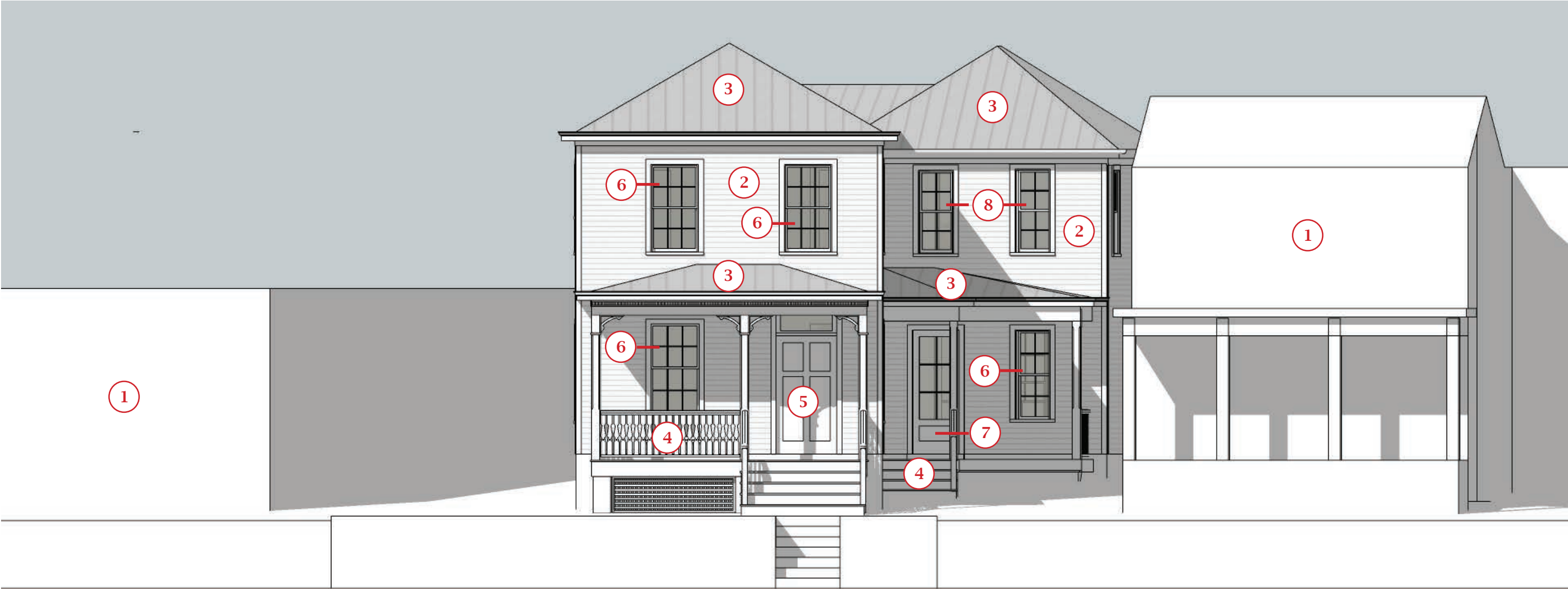
3. New metal roofing - exact product to be determined. Kynar coated galvalume, Pre-weathered zink and Revere Freedom Gray (gray colored copper) are being considered.

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

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 zink 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 cement board siding to match existing wood siding in vertical dimesion.

9. New aluminum clad double hung windows.



SIDE (East/Porch) ELEVATION

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 zink 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.

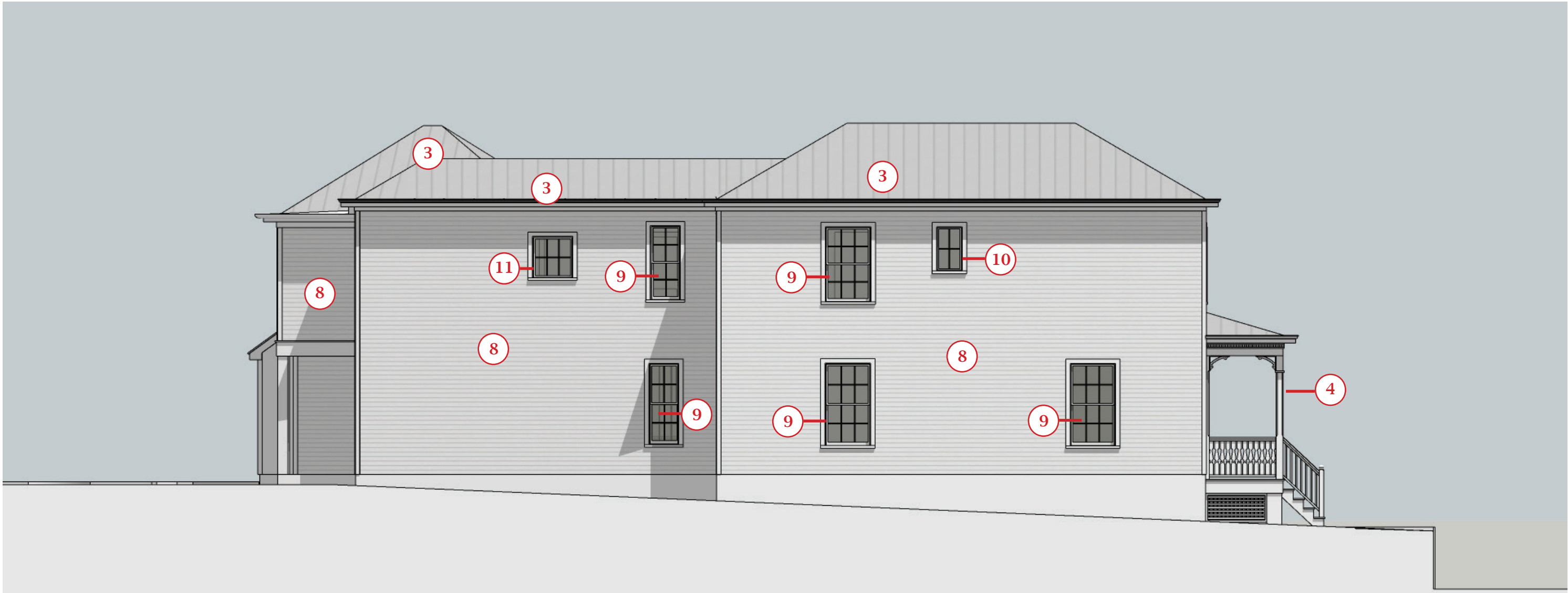
7. New wood door with lite.

8. New cement board siding to match existing wood siding in vertical dimesion.

9. New aluminum clad double hung windows.

10. New aluminum clad casement window.

11. New aluminum clad fixed window.

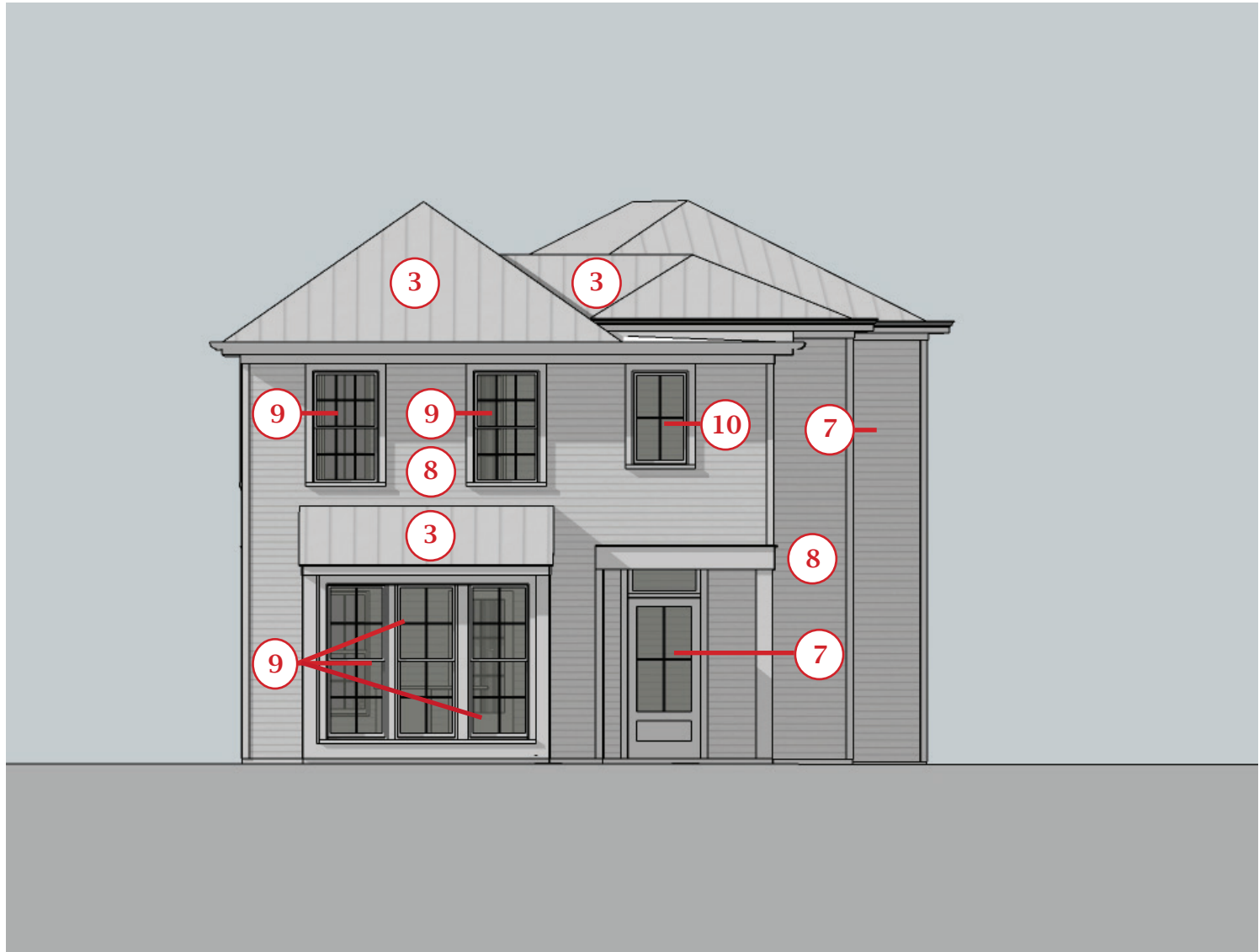


SIDE (West) ELEVATION

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 zink 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.

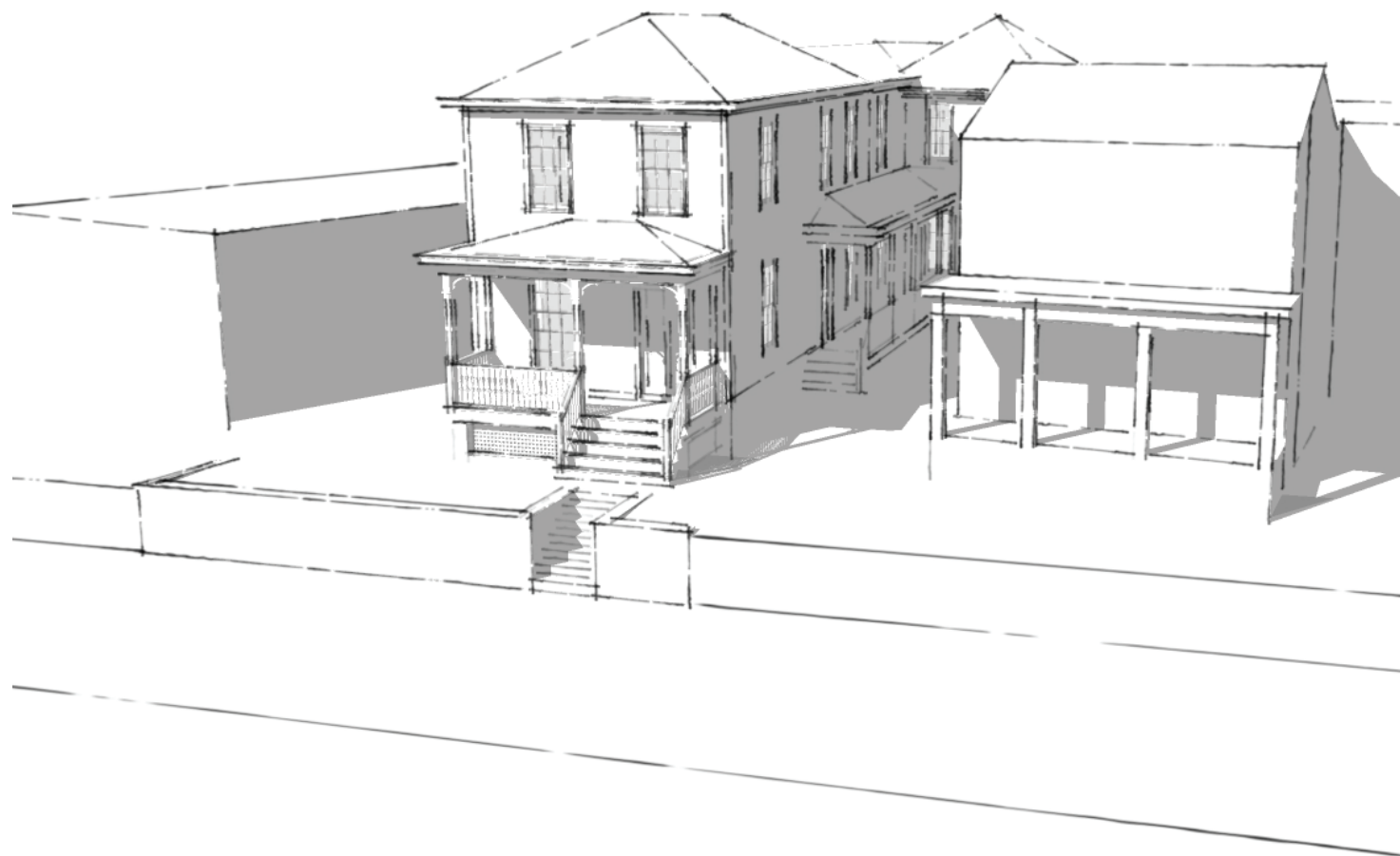
- 7. New wood door with lite and transom.
- 8. New cement board siding to match existing wood siding in vertical dimesion.
- 9. New aluminum clad double hung windows.
- 10. New aluminum clad casement window.
- 11. New aluminum clad fixed window.
- 12. New 6'-0" wood fence.
- 13. New fiber cement and composite trim shed with metal roof. Less than 12'-0" tall and 150 SF.



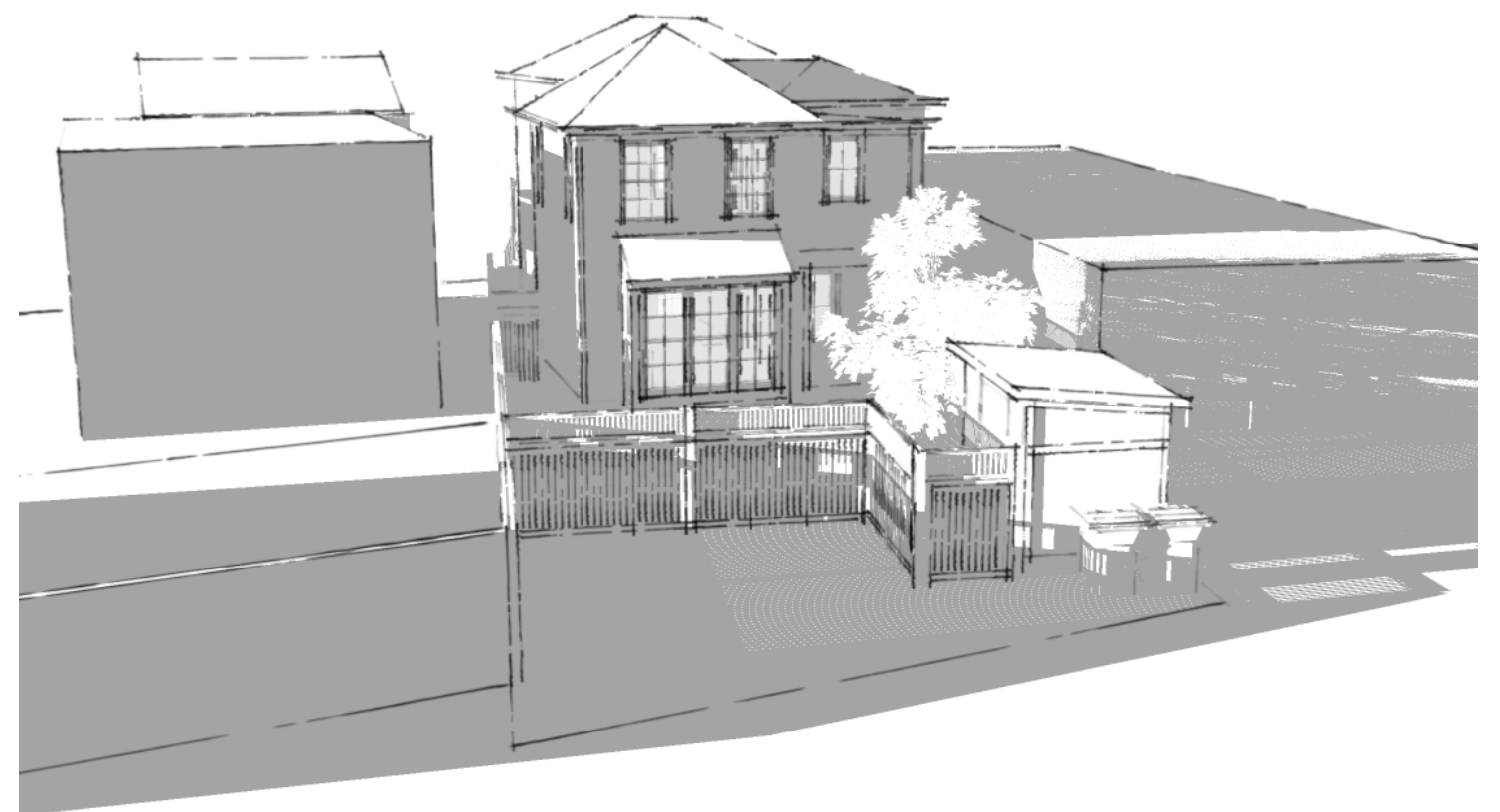
REAR (North) ELEVATION



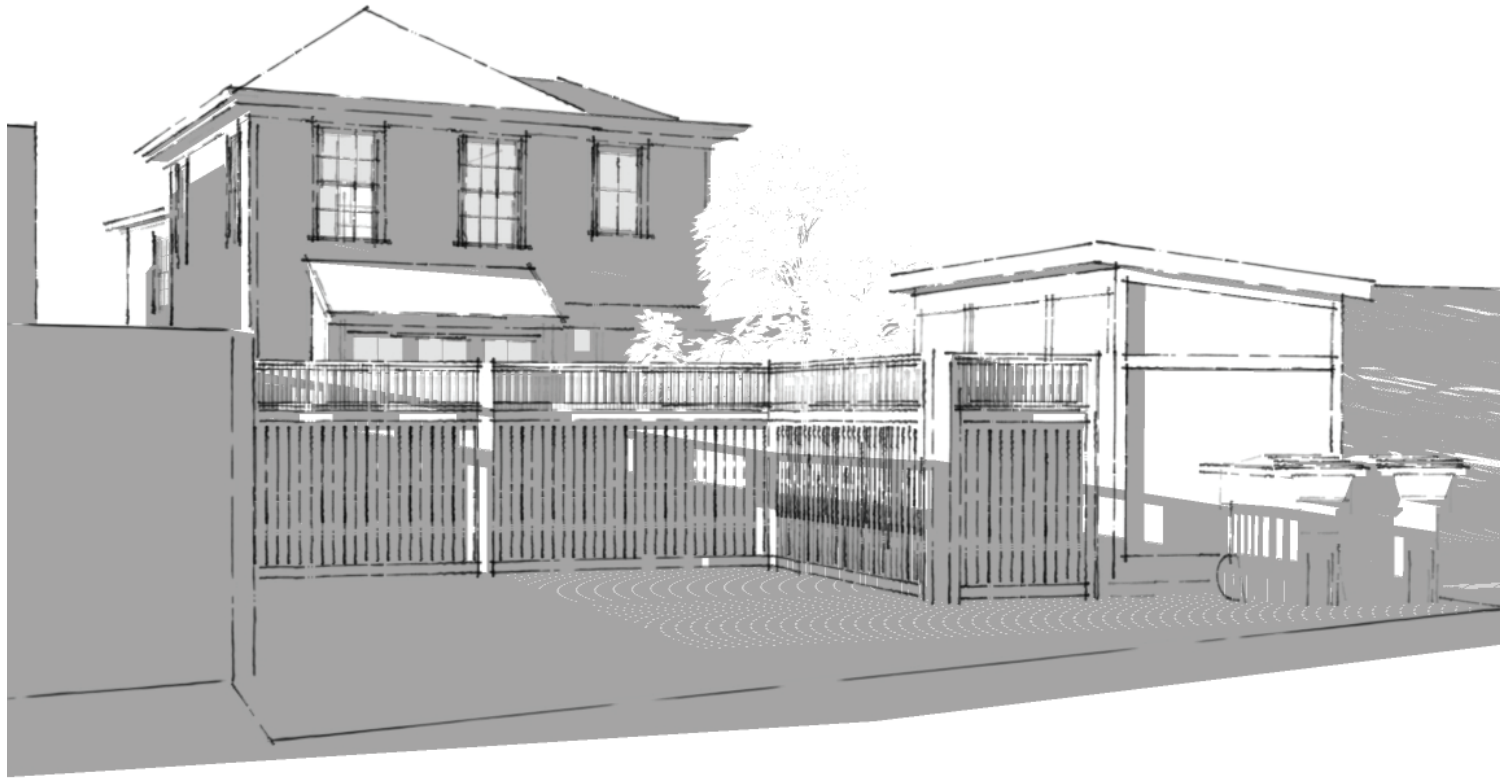
VIEW OF REAR (North) ELEVATION FROM THE PUBLIC WAY



OVERALL VIEW TAKEN FROM THE FRONT/SOUTH



OVERALL VIEW TAKEN FROM THE REAR/NORTH



VIEW OF THE REAR FROM THE PUBLIC WAY



VIEW OF THE REAR FROM THE PUBLIC WAY