

**COMMISSION OF ARCHITECTURAL REVIEW  
STAFF REPORT  
June 27, 2017 Meeting**

12. **COA-018248-2017** (K. Orfalea) **508 W. Marshall Street  
Jackson Ward Old and Historic District**

**Project Description:** **Amend plans for a new single-family home.**

**Staff Contact:** **M. Pitts**

The applicant requests approval to amend previously approved plans for a new single family home in the Jackson Ward Old and Historic District. On January 24, 2017, the Commission conditionally approved the construction of a new single family home on this vacant property. Since the approval, the ownership of the parcel has changed. With this application, the applicant has altered the plans to meet conditions of the January approval including changing the foundation from parged CMU to brick, changing the porch columns from turned to round columns, and changing the lite configuration of the façade windows. In addition to these changes, the applicant is proposing the following amendments to the approved plans:

- The façade and 20 feet back on the side elevations will be clad in brick. Previously, the structure was proposed to be clad in all fiber cement lap siding.
- At the rear of the structure, the applicant is proposing a 1<sup>st</sup> floor deck, 2<sup>nd</sup> story balcony, and a rooftop deck constructed of composite materials. The applicant is proposing a spiral staircase to provide access from the first floor deck to the rooftop deck.
- The applicant is proposing larger gliding windows and French doors at the rear of the structure.

**Staff recommends partial approval of the application as submitted with the noted conditions.**

**Change in Materials:** *The Richmond Old and Historic Districts Handbook and Design Review Guidelines* note that materials used in new construction should be visually compatible with the original materials used throughout the district (pg. 45, Materials & Colors, #2). As brick is a material found on structures in the district, staff supports the use of this material on the structure. Staff recommends that the applicant submit the proposed brick color for administrative review and approval.

**Rear Decks and Balconies:** The proposed first floor deck meets the Commission's Deck Guidelines (pg. 48). Staff recommends details of the railing be submitted for administrative review and approval. The Commission's Guidelines note that the new construction should use a building form compatible

with that found elsewhere in the District (pg. 44, Form #1). Staff has concerns that exterior spiral staircases and rooftop decks are not building forms found in the District on single family homes. For this reason staff cannot recommend approval of these elements of the design as they will be visible from the adjacent alley and are not building forms found in the Jackson Ward Old and Historic District. Also, as typically two story rear porch structures extend the width of the structure, staff recommends the 2<sup>nd</sup> story balcony be extended the width of the structure to align with the deck below.

**Rear Windows and Doors:** The *Guidelines* note that the size, proportion, and spacing patterns of doors and window openings on new construction should be compatible with patterns established in the district (pg. 46, Doors & Windows #3). Staff has concerns that the windows and doors on the second story are not centered on the openings below. As the vertical alignment of windows and doors is characteristic of historic structures in the district, staff recommends the new windows and doors at the rear be vertically aligned. Staff recommends details of the proposed window and door materials be submitted to staff for administrative review and approval.

Staff recommends the Commission's approval be conditioned on the following additional items which were included in the previous approval:

- The fiber cement siding be smooth and unbeaded.
- Dimensioned details of the proposed frieze, soffit, and fascia be provided to staff for administrative review and approval.

It is the assessment of staff that the application, with the noted conditions, is partially consistent with the Standards for New Construction outlined in Section 30.930.7(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 code.