

**COMMISSION OF ARCHITECTURAL REVIEW  
STAFF REPORT  
November 28, 2017, Meeting**

10. **COA-025771-2017** (H. Kellman) **3116-3118 East Marshall Street  
Chimborazo Park Old and Historic District**

**Project Description:** **Construct two duplexes.**

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

The applicant requests conceptual review and comment on the restoration of the Mission style storefront and construction of a 2-story addition at the rear of the single story brick structure and the construction of an attached duplex on a vacant lot in the Chimborazo Park Old and Historic District. The unique commercial building at 3118 East Marshall was built in the 1920s with a stepped parapet with a clock in the center. The storefront is composed of corner pilasters, a paneled base, and box cornice. The storefront has been boarded up from the exterior and elements of the original storefront remain on the interior. This includes framing for the storefront windows, a recessed pair of double doors, and transom windows. The applicant proposes to restore the storefront based on the remaining elements visible from the interior.

The residential character of the subject block consists of 2-story structures in a mix of Italianate and Queen Anne architectural styles. The structures on the even side of the block are primarily 3-bay structures while the structures on the odd side of the block include both 3-bay and 2-bay structures with double windows. The neighborhood is a mix of frame and brick structures, and Chimborazo Elementary School, a Beaux Arts brick institutional building, is located at the northern corner of the intersection of East Marshall and North 31<sup>st</sup> Streets. The structure at the western corner of the intersection of East Marshall and North 32<sup>nd</sup> Street is a newly constructed, Commission approved, mixed use project.

At 3118 East Marshall Street, the applicant proposes to restore the storefront based on the remaining elements visible from the interior. The applicant is proposing to construct a two story frame structure approximately 12 feet from the rear wall of the existing commercial structure. The structures will be attached to the existing structure by a corridor which will not be visible from the public right of way. The applicant is proposing a relatively flat roof, simple boxed cornice, a 3-bay façade with casement windows, and a second story balcony at the rear. The first floor of the façade will be composed of glazing. The applicant has provided renderings which indicate that the new structure will be minimally visible from East Marshall Street.

At 3116 East Marshall Street, the applicant is proposing to construct a two-story frame structure with a 3-bay façade and a recessed fourth bay. The structure will have an inset front porch and an additional ground floor entrance into the recessed bay. The structure will have a minimally sloped roof and appears to have a

bracketed cornice, though cornice details have not been provided. The windows visible from East Marshall street and the alley will be vertically aligned, 1/1, double hung windows. The applicant is proposing a two story porch structure at the rear.

The applicant is seeking **Conceptual Review** for this project. Conceptual review is covered under Sec. 30-930.6(d) of the City Code: The Commission shall review and discuss the proposal with the applicant and make any necessary recommendations. Such Conceptual Review shall be advisory only.

**Rehabilitation of the Existing Structure:** The project appears to meet the general standards for rehabilitation outlined on page 58 of the *Richmond Old and Historic District Handbook and Design Review Guidelines*, which recommend the retention and repair of character-defining, historic features of a property and encourage the restoration of missing features based on physical and photographic evidence.

**Addition:** The *Richmond Old and Historic District Handbook and Design Review Guidelines* state that additions should be subordinate in size and as inconspicuous as possible (pg. 52, Siting #1). Though the proposed addition is not subordinate to the existing structure as it is considerably more massive and taller than the primary structure, the applicant has substantially set back the structure from the historic structure and the public right of way to minimize the impact of the massing. The *Guidelines* note that that new construction should use a building form compatible with that found elsewhere in the district (pg. 52, Form #1). Staff finds the simple 3-bay frame structure is compatible with structures in the district. As the *Guidelines* discourage flat, applied balconies, staff recommends the balcony at the rear of the structure have some depth.

**New Construction at 3116 East Franklin:** Commission staff reviewed the proposed construction through the lens of the “Standards for New Construction: Residential” on pages 46-51 of the *Richmond Old and Historic District Handbook and Design Review Guidelines* utilizing the checklist below:

**S=satisfies**

**D=does not satisfy**

**NA=not applicable**

**S**   **D**   **NA**  
     

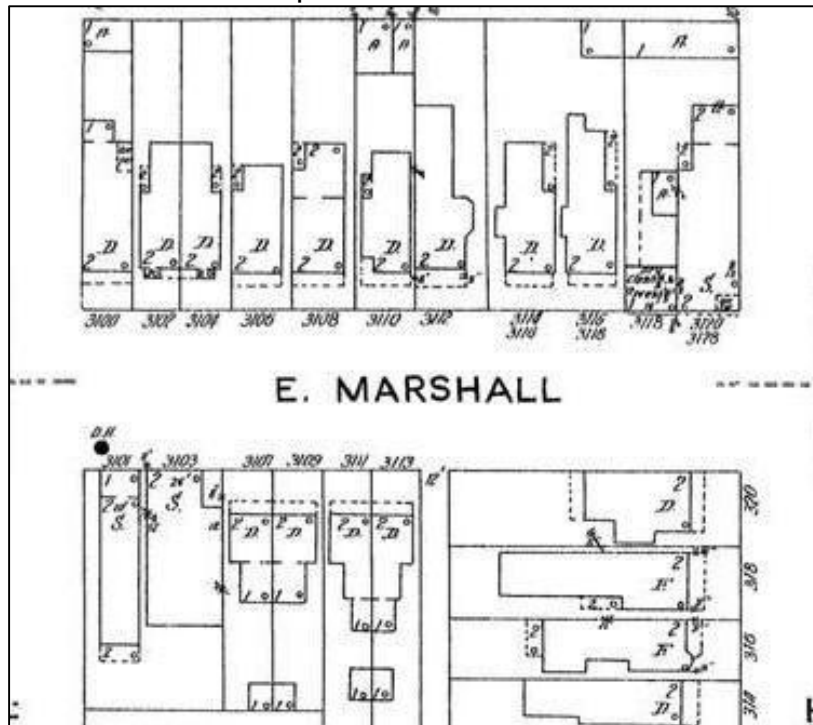
**New infill construction should respect the prevailing front and side yard setback patterns in the surrounding district**

The front yard setback does not match the adjacent properties. A dimensioned context site plan has not been provided to confirm the setbacks. Though the proposed structure’s setback provides a transition between the commercial structures to the east which are built to the property line and the residential structures to the west which have a front yard, the Commission may wish for the structure to align with the residential structures on the block as it is a residential structure. The minimal side yard setbacks are consistent with the adjacent structures.

**Where the adjoining buildings have different setbacks, the setback for the new building should be based on the historical pattern for the block**

The historical setback pattern is consistent with the existing pattern with the commercial structures sitting proud of the residential structures. The proposed setback is not consistent with the historical pattern for the block.



1925 Sanborn Map of the 3100 Block of E. Marshall St.

- New buildings should face the most prominent street bordering the site**

The structure addresses East Marshall Street

- New construction should use a building form compatible with that found elsewhere in the district. Form refers to the combination of massing, size, symmetry, proportions, projections and roof shapes that lend identity to a building.**

The project utilizes elements found on structures on the block including a 3-bay composition with a recessed 4<sup>th</sup> bay. Staff recommends the symmetry of the façade should be maintained in the recessed bay by incorporating a window on the second story of the recessed bay to align with the door below. Though the adjacent structure at 3114 East Marshall has a recessed entry similar to the proposed inset front porch, the majority of the historic structures on the block have projecting full façade front porches. While the inset porch differentiates the new construction, staff recommends the applicant explore the opportunity to incorporate a projecting front porch as it is an element characteristic of residential structures in the district.

- New construction should incorporate human-scale elements such as cornices, porches and front steps.**

The proposed project incorporates human-scale elements including a bracketed cornice and front steps.

- New construction should respect the typical height of surrounding buildings**

The height of the proposed structure is consistent with the two story structures on the block.

- New construction should respect the typical width, organization of bays, vertical alignment and symmetry of surrounding buildings.**

The structure is similar in width to the other structures on the block. The proposed project façade does maintain the 3-bay configuration with a recessed fourth bay, vertical alignment, and the symmetry of the surrounding buildings. Staff recommends the symmetry should be maintained on the first story by replacing the paired window with a single window to align with the windows above.

- The size, proportion, and spacing patterns of doors and window openings should be compatible with patterns established in the district.**

The typical fenestration pattern in the district includes evenly spaced ranked windows. The proposed fenestration is consistent with patterns in the district though staff recommends the symmetry should be maintained in the recessed bay by incorporating a window on the second story of the recessed bay to align with the door below.

- Porch and cornice heights should be compatible with adjacent buildings**

The porch and cornice heights of the proposed structure appear to align with that of the adjacent structures though a dimensioned context elevation has not been provided to confirm this.

- Materials used in new construction should be visually compatible with original materials used throughout the district. Vinyl, asphalt, and aluminum siding are not permitted.**

The fiber cement lap siding is compatible with frame structures in the district.

The following items will need to be included for final review (please refer to the Commission's New Construction Checklist and Required Dimensions document for additional details):

1. Fully dimensioned elevations
2. Roof plan
3. List of windows and doors to include size, material, and design
4. Description of all materials (attach specification sheets if necessary)
5. Site plan to include parking, trash, and mechanical equipment locations
6. Dimensioned context elevation and site plan
7. Statement of how the *Richmond Old and Historic District Handbook and Design Review Guidelines* informed the proposed work.