

**COMMISSION OF ARCHITECTURAL REVIEW
STAFF REPORT
January 23, 2018, Meeting**

5. **COA-028135-2017-2017** (H. Kellman) **3116-3118 East Marshall Street
Chimborazo Park Old and Historic District**

Project Description: **Construct two duplexes.**

Staff Contact: **M. Pitts**

Proposal: The applicant requests approval for the restoration of the Mission style storefront, the 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.

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 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 faux 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 simple cornice. The windows will be vertically aligned, 1/1, double hung windows. The applicant is proposing a two-story porch structure at the rear.

Surrounding Context: 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 31st Streets. The structure at the western corner of the intersection of East Marshall

and North 32nd Street is a newly constructed, Commission approved, mixed use project.

Project History: The application came before the Commission for conceptual review on November 28, 2017. The Commission was generally in support of the proposal. Several Commissioners encouraged the applicant to site the structure at 3116 East Marshall at a setback similar to the setback of the residential structures on East Marshall.

The plans for 3118 East Marshall have not changed since conceptual review as the Commission did not express concerns regarding the proposed design. The applicant has made the following changes to the design of the duplex at 3116 East Marshall Street in response to the Commission's and staff's comments:

- The front yard setback has increased to approximately 11 feet. The proposed front building wall will align with the front the adjacent residential building's front porch.
- A window has been proposed above the secondary entrance on the façade.
- The proposed side lite has been moved to the other side of the front door.
- The awning style windows on the west elevation have been removed.
- Details of the paint scheme have been provided. The applicant is proposing to paint the siding navy blue, the trim dark grey, the doors maroon, and the windows white.

Staff recommends approval of the project with conditions.

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



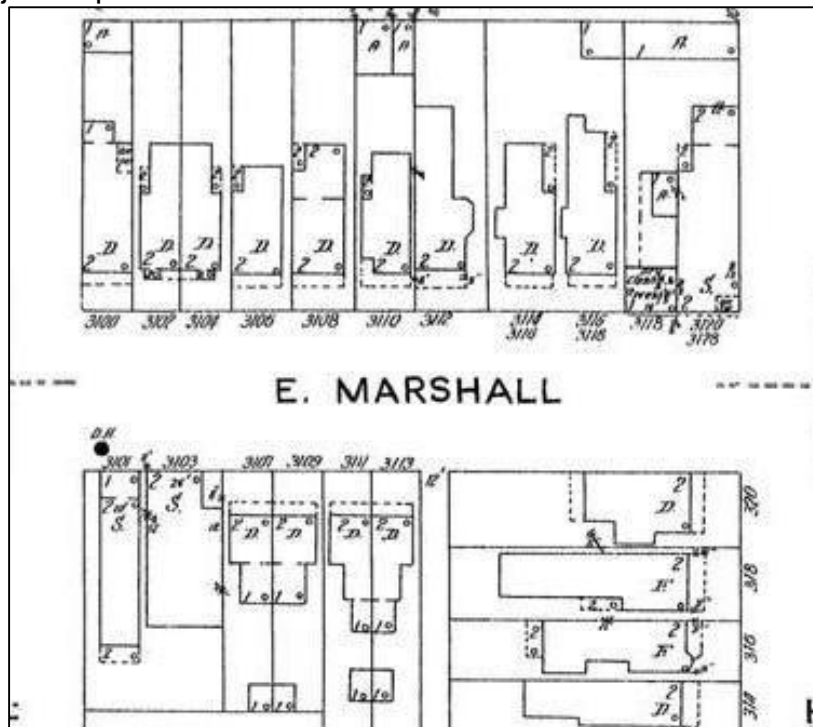
New infill construction should respect the prevailing front and side yard setback patterns in the surrounding district

Though the front yard setback does not match the adjacent properties, the proposed new construction respects the prevailing setbacks as the applicant has modified the plans at the Commission’s suggestion to more closely align the building with the residential setback pattern while still providing a transition from the commercial development at the corner of East Marshall and North 32nd Street. 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, though staff believes the applicant has responded to the Commission’s request to more closely align the building with the residential structures on the street by aligning the façade with the front of the adjacent porch



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 4th 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. During conceptual review, the Commission did not express concerns with the presence of a recessed porch.

- ☒ ☐ ☐ **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.

- ☒ ☐ ☐ **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. The applicant has modified the plans to add a window on the second story of the recessed bay to align with the door below and to remove the awning style windows which are not characteristic of the district.

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

The porch and cornice are similar to those of the two-story structures on the block.

- ☒ ☐ ☐ **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. Staff recommends the siding be smooth and without a bead. The proposed double hung, aluminum clad wood windows are consistent with the double hung windows in the district. Staff finds the proposed paint colors are appropriate for the Italianate inspired dwelling as the colors are noted as appropriate for Italianate structures on the Commission's paint palette.

Additionally, staff recommends the approval be conditioned on the following:

- The rooftop mechanical equipment be located as to be minimally visible from the public right of way.
- Details of any hardscaping for the parking area be submitted for administrative review and approval.

It is the assessment of staff that the application, with the noted conditions, is 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.