

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

9. **COA-028171-2017** (M. Magnes) **3112 East Marshall Street  
St. John's Church Old and Historic District**

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

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

The applicant requests approval to modify previously approved plans for an Italianate inspired single-family frame structure on a vacant lot in the St. John's Church Old and Historic District. The Commission approved the two story frame structure on January 24, 2017.

The applicant is proposing to maintain the design of the approved façade and alter the secondary elevations and the length of the structure. The applicant is proposing the following alterations to the approved plans:

- The building will be 56' long which is 6 feet longer than approved. The new length is the same as the structure at 3106, 3108, and 3110 East Marshall.
- On the left elevation, the applicant was approved to install one 2/1 double hung window on the second story. The applicant is proposing 3 additional 2/1 double hung windows, a small round window, and a transom window on this elevation.
- On the right elevation, the applicant was approved to install one 2/1 double hung window on the second story. The applicant is proposing to install 1 double hung 2/1 window to align with the approved window.
- The approved rear façade had a two-bay composition, a 2<sup>nd</sup> floor balcony, and 1<sup>st</sup> floor deck. The applicant is proposing a three-bay composition with double hung 2/1 windows and half lite doors with transoms above.

**Staff recommends approval of the application as submitted with the noted conditions.** Staff believes the new construction with the proposed alterations is consistent with the Commission's "Standards for New Construction: Residential" on pages 46-51 of the *Richmond Old and Historic District Handbook and Design Review Guidelines*. The proposed revised building footprint is consistent with building footprints found on the subject block. Though the proposed transom and round windows are not window types found in the district, staff believes the windows are located as to be minimally visible from the public right of way as the proposed structure is sited 3 feet from the structure to the west. The windows which will be visible from the public right of way are double hung windows of a size consistent with windows found in the district. The *Guidelines* note that new construction should use a building form compatible with that found elsewhere in the historic district (pg. 46, Form #1). The revised rear elevation utilizes a three-

bay configuration and a covered double porch which are both elements found throughout the historic district. Staff recommends the porch approval be conditioned with the railing being Richmond rail and the structure being painted or opaquely stained a neutral color that complements one or more of the colors found in the main structure to be reviewed and approved by staff.

In addition to the conditions noted above, staff recommends the following conditions of the initial approval remain:

- The siding be smooth and unbeaded.
- Paint colors be submitted to staff for administrative review and approval.
- The windows be simulated or true divided lite.
- The porch roof be black or grey membrane.
- Cornice details be submitted to staff for administrative review and approval.
- The deck shall meet the Commission's deck *Guidelines* to include sub-decking to be screened with wood lattice work or with brick piers and the deck to be painted or stained a neutral color that complements one or more of the colors found on the main structure.

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.