



COMMISSION OF ARCHITECTURAL REVIEW

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

PROPERTY (location of work)

Address 2113 M Street
Historic district Union Hill

Date/time rec'd: _____
Rec'd by: _____
Application #: _____
Hearing date: _____

APPLICANT INFORMATION

Name Marz Anderson
Company N/A
Mailing Address 2115 M Street
Richmond, VA 23223

Phone 434-407-3936
Email mandersonesquire@gmail.com
Applicant Type: ☒ Owner ☐ Agent
☐ Lessee ☐ Architect ☐ Contractor
☐ Other (please specify): _____

OWNER INFORMATION (if different from above)

Name _____
Mailing Address _____

Company _____
Phone _____
Email _____

PROJECT INFORMATION

Review Type: ☐ Conceptual Review ☐ Final Review
Project Type: ☒ Alteration ☐ Demolition ☐ New Construction
(Conceptual Review Required)

Project Description: (attach additional sheets if needed)

ACKNOWLEDGEMENT OF RESPONSIBILITY

Compliance: If granted, you agree to comply with all conditions of the COA. Revisions to approved work require staff review and may require a new application and CAR approval. Failure to comply with 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.

Requirements: A complete application includes all applicable information requested on checklists to provide a complete and accurate description of existing and proposed conditions. Applicants proposing major new construction, including additions, should meet with Staff to review the application and requirements prior to submitting an application. 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 and application materials should be prepared in compliance with zoning.

Signature of Owner [Signature] Date 2/10/19

2113 M Street

2113 M Street, also known as the William J. Clarke house, is a two-story, three-bay Greek Revival frame dwelling with a raised brick foundation, constructed c. 1856. The house has been vacant for approximately 10 years, and before that, was occupied by the same lady since the 1950s.

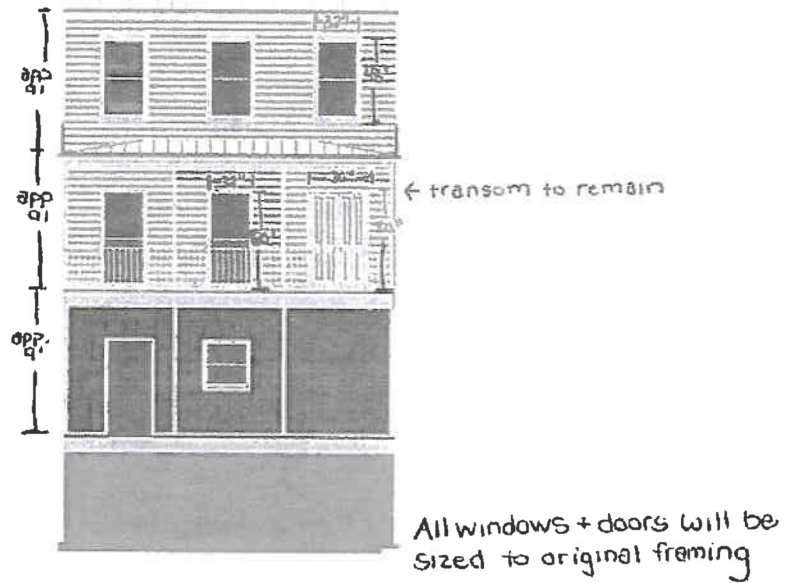
The original structure of the house is remarkably intact. “Improvements” in the 1950s and 1960s—such as insulated siding, linoleum floors, paneled walls and drop ceilings—had the effect of preserving the structure underneath.

The plans for the exterior consist replacing the lost front porch. The front porch was lost in a storm. Based on historical photos and the porch at 2115 M Street (originally constructed around the same time), we intend to build a two-story porch with a metal roof. The porch will be consistent with those on other vernacular Greek Revival houses in Union Hill. I still have the original 6X6 heart pine columns that supported the porch; these columns are identical to the original columns found on 2115 M Street that still support 2115 M Street’s porch. Like 2115 M Street, the second story of the porch will not be accessible from the street.

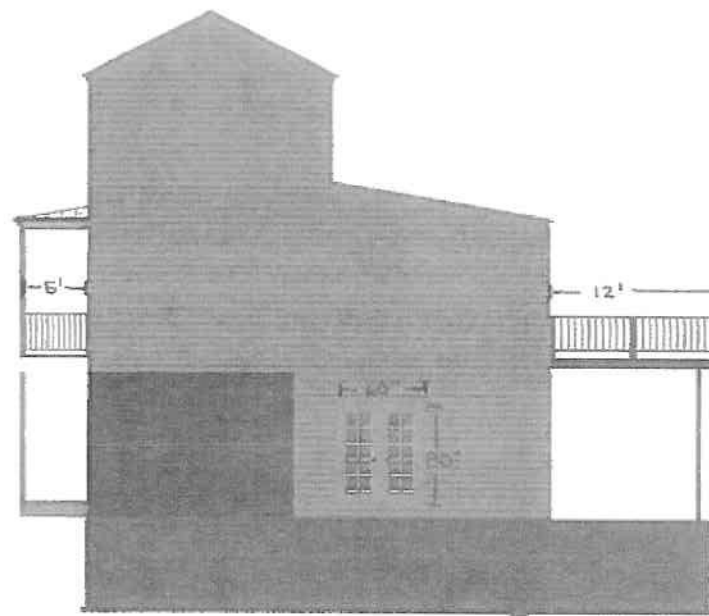
The Commission previously requested installing the front porch stairs heading east, as in the 1940s picture. Since then it has been determined that those 1940s stairs were narrower and steeper than today’s code permits. To install stairs 36 inches wide from the front porch 36-inch square landings are required at the top and bottom of the stairs. To accomplish this the original front facing stairs entering 2113 M Street would have to be removed hindering sidewalk access to the house. Additionally, the load bearing support beams closest to the sidewalk would have to be constructed on the retaining wall inches from the sidewalk. Moreover, a guard rail would also need to be installed on the retaining wall between the stairs the sidewalk further altering the front façade’s appearance. I have included in this application pictures detailing the stair’s dimensions demonstrating where the stair stringers would have to be located to meet modern code and run eastward.

The porch will be constructed from wood. The front porch will have 6X6 posts. It will be built to match the porch on 2115 M Street and have similar railings. It will utilize 4X6 salt treated beams for the framing similar to original construction. It will feature reclaimed tongue-and-grove heart pine for the decking. Roofing on the front porch will utilize standing seam metal, similar to what previously existed on the house.

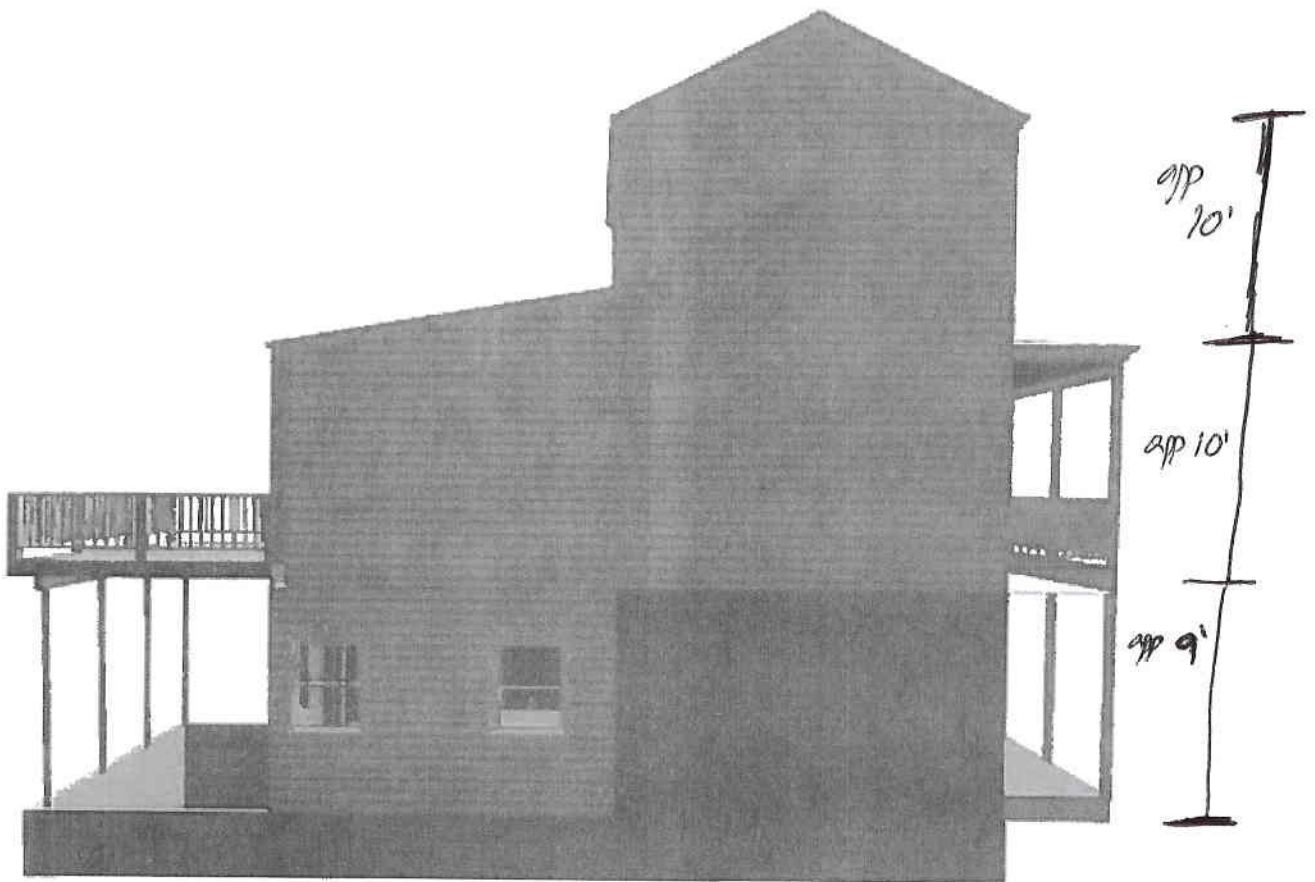
2113 M Street - ~~North~~ Elevation

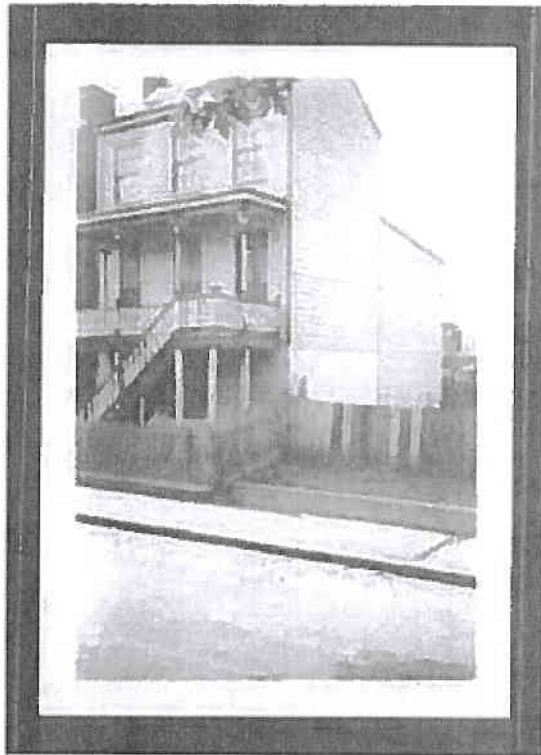


2113 M Street - West Elevation



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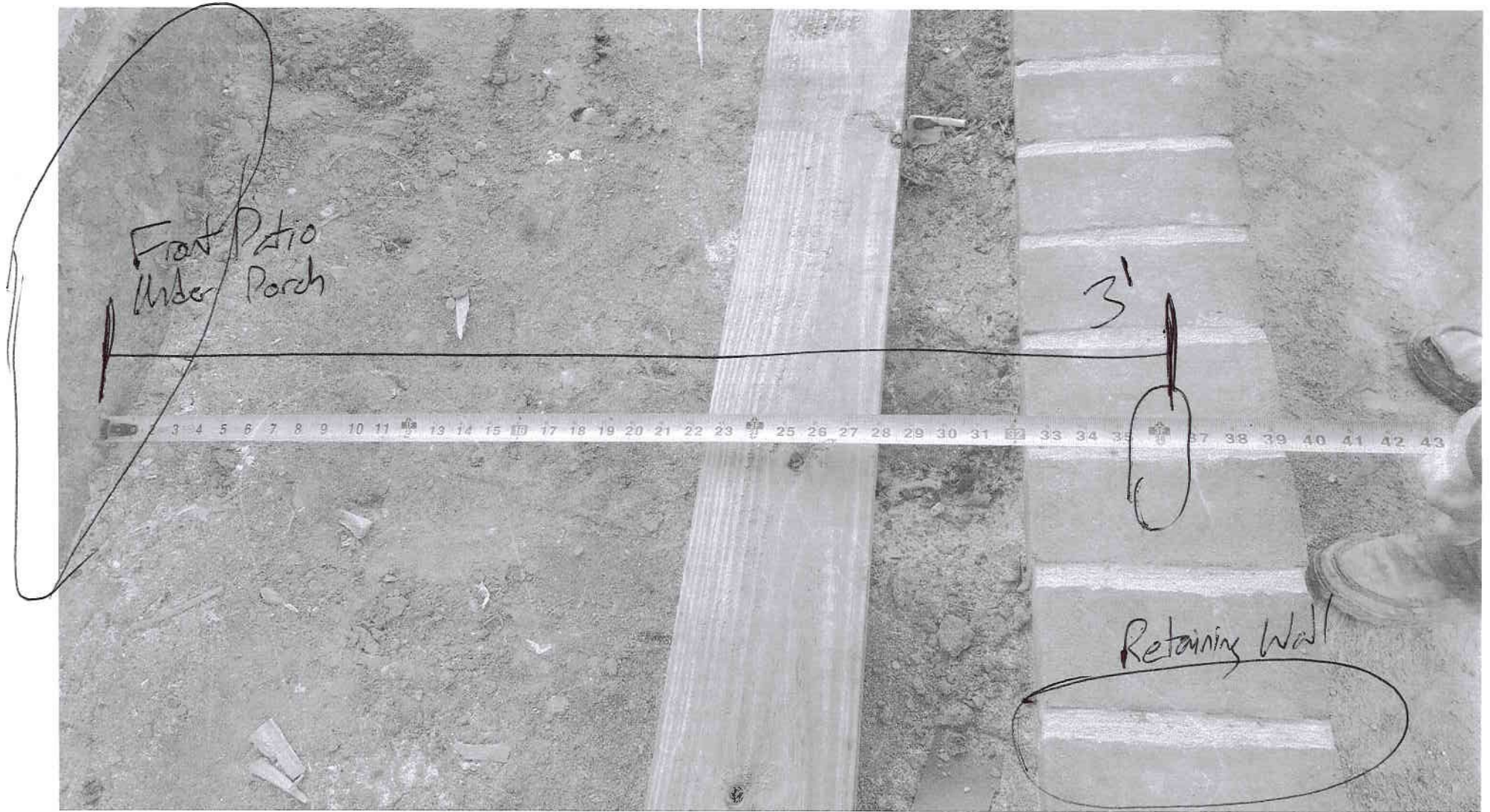


1940's Photo From
Valentine's Museum

Picture Detailing Original 6x6 Posts and Westward Stairs



Picture Detailing Where Front Stairs Would Have To Be Located
To Meet Modern Code



Modern Code Stair Stringer Location





Westward Stairs

