

**5. COA-080420-2020**

PUBLIC HEARING DATE

October 27, 2020

PROPERTY ADDRESS

2320 East Marshall Street

DISTRICT

Church Hill North

APPLICANT

Porchlight Homes, LLC

STAFF CONTACT

Carey L. Jones

# Commission of Architectural Review

## STAFF REPORT

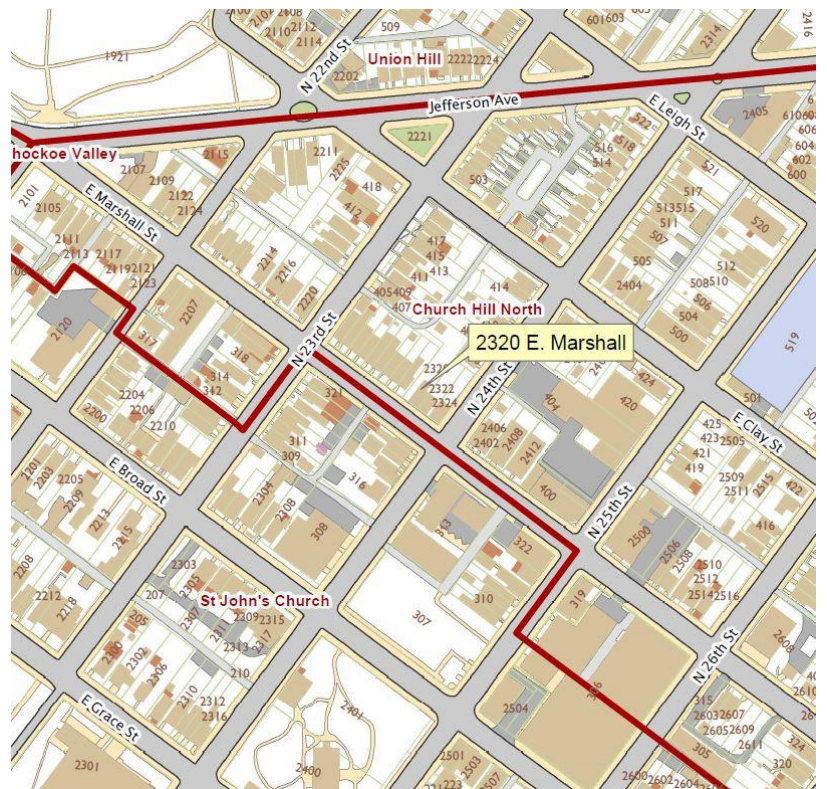


**PROJECT DESCRIPTION**

**Rehabilitate an existing building and construct a rear porch.**

**PROJECT DETAILS**

- The applicant proposes to rehabilitate the ca. 1910 residence at 2320 E. Marshall Street. The rehabilitation will include: cleaning and painting the exterior masonry, installation of new windows, and construction of new front stairs.
- On the rear elevation the applicant proposes a new elevated porch and ground level terrace. In order to provide access to the deck, the applicant also proposes to convert two windows to a door on the rear, and one window to a door on the recessed section. A privacy fence is also proposed.



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**STAFF RECOMMENDATION**

**APPROVE WITH CONDITIONS**

**PREVIOUS REVIEWS**

The Commission previously reviewed this application at the conceptual level during the September 22, 2020 meeting. During the meeting the Commission discussed with the applicant the proposed reconfiguration of the front stairs and the possibility of adding a gate to the staircase. In general, the Commission did not express concerns about the proposed changes to the rear elevation.

**STAFF RECOMMENDED CONDITIONS**

- Elevations for the east and north (rear) elevation and updated interior plans be submitted for staff review and approval; updated roof plan with all chimneys intact be submitted to staff
- The applicant submit a detailed window survey and work with staff for an administrative approval of window repairs, or replacement
- The arched headers on the north and west elevation remain intact and the windows be retained on the property for possible repairs of the existing historic windows; that if the existing windows are to be bricked in

- any infill brick be inset between the jambs
- The gentlest means possible be used to clean the exterior masonry, and the final paint colors be submitted to staff for administrative review and approval; all unpainted masonry remain unpainted
- Any replacement materials for the front stairs match the existing in size, materials, profile, and color and the railing specifications be provided to staff for administrative review and approval
- All final materials and colors be submitted to staff for review and approval

**STAFF ANALYSIS**

<p>Recommendations, Masonry Cleaning,#4 pg. 89</p>	<p><i>Masonry cleaning should be carried out by a knowledgeable contractor who specializes in non-invasive cleaning techniques. The gentlest means possible involving only low pressure water wash with a mild detergent is best.</i></p>	<p>The applicant proposes to clean and paint the exterior masonry. Staff recommends approval with the conditions that <u>the gentlest means possible be used to clean the exterior masonry, the final paint colors be submitted to staff for administrative review and approval, and all unpainted masonry remain unpainted.</u></p>
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<p>Secretary of the Interior Standards for Rehabilitation, pg. 5</p>	<p><i>6. Deteriorated historic features shall be repaired rather than replaced. When the severity of deterioration requires replacement or a distinctive feature, the new feature shall match the old in design, color, texture and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical or pictorial evidence.</i></p>	<p>Based on staff and Commission feedback, the applicant now proposes to repair the existing front stairs and railing and replace the deteriorated materials. Staff recommends approval of the repair and replacement of the existing stairs with the condition that <u>any replacement materials match the existing in size, materials, profile, and color and the final railing specifications be submitted to staff for review and approval.</u></p>
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<p>Building Elements, Windows, pg. 69</p>	<p><i>5. Original masonry openings for doors and windows should be maintained. 8. The number, location, size or glazing pattern of windows should not be changed by cutting new openings, blocking out windows or by installing replacement sash that do not fit the original window.</i></p>	<p>The applicant also proposes to remove windows on the rear elevation and enlarge the openings to allow for doors to the proposed elevated porch. While the Guidelines encourage maintaining the original openings and recommend against cutting new openings in masonry buildings, staff acknowledges there will be limited visibility of this elevation. Staff notes inconsistencies between the elevations and floor plans, for example the location of the sliding doors and the location of the bricked-in windows. <u>Staff recommends approval with the condition that the applicant update the floor plans and elevations to address any inconsistencies, and that if the existing windows are to be bricked in the arched headers be retained and the brick be inset between the jambs.</u></p> <p>Staff also notes that the east elevation appears to have openings on the third floor that are not shown on the existing elevations. Staff notes this elevation is minimally visible and requests the <u>applicant submit an updated existing and a proposed elevation for staff review and approval.</u></p>
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	<p><i>7. Windows should only be replaced when</i></p>	<p>The applicant proposes to remove all of the</p>
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*they are missing or beyond repair. Any reconstruction should be based on physical evidence or photo documentation.*

windows on the west elevation, likely in preparation for the proposed new attached construction (COA-080424-2020), and to brick in the openings. Staff recommends approval with the condition that the arched headers remain intact and the windows be retained for possible repairs of the existing historic windows.

The applicant proposes to replace all of the windows on the façade. Staff recommends the applicant submit a detailed window survey and work with staff for an administrative approval of window repairs, or replacement.

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New Construction, Form, pg. 46 # 1, 5

*New construction should use a building form compatible with that found elsewhere in the historic district. Building form refers to the specific combination of massing, size, symmetry, proportions, projections and roof shapes that lend identity to a building. Form is greatly influenced by the architectural style of a given structure.*

The applicant proposes to construct a one-story, full-width porch with a half-hipped, standing seam metal roof and square supports. The porch will be accessed by a straight run of stairs and the proposed new sliding glass doors on the rear. The porch will extend to the north and fill in the inset area.

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Standards for Rehabilitation, Residential Construction, pg. 59

*4. Retain original roof shape, size, materials and related elements including cupolas, chimneys and weather vanes; if replacement is necessary, consideration for use of slate, wood and metal, with respect to color and patterns, should be given.*

Staff notes the presence of an existing chimney on the northwest corner. Staff recommends the chimney remain intact and the applicant submit a revised roof plan to staff for review and approval.

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It is the assessment of staff that, with the conditions above, the application is consistent with the Standards for Rehabilitation and New Construction outlined in Section 30-930.7 (b) and (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 the code.



FIGURES



Figure 1. Façade of 2320 East Marshall Street



Figure 2. View of side elevation from North 24th Street.



Figure 3. Rear elevation of 2320 East Marshall St.