



Staff Report
City of Richmond, Virginia



Commission of Architectural Review

COA-100314-2021	Final Review	Meeting Date: 10/26/2021
Applicant/Petitioner	Simon Middleton	
Project Description	Rehabilitate an existing carriage house.	
Project Location		
Address: 2508 E. Marshall St.		
Historic District: Church Hill North		
High-Level Details: <ul style="list-style-type: none"> The applicant proposes to rehabilitate a ca. 1900 masonry carriage house. The applicant proposes to construct a shed roof between the existing parapet walls to match the original roof form. New roof will utilize a membrane roof. The applicant proposes adding double-hung windows and glazed door in existing masonry openings. The applicant proposes bricking in 2 masonry openings, including one facing the alley where a garage door would have been. 		
Staff Recommendation	Partial Approval	
Staff Contact	Emily Routman, Emily.routman@richmondgov.com	
Previous Reviews	None	
Staff Recommendations	<ul style="list-style-type: none"> Denial of bricking in of existing garage door opening facing alley. Denial of bricking in of existing masonry opening on left elevation. Final window and door specifications should be sent to staff for administrative review and approval. The original masonry openings should be kept as close to the original size as possible for new windows and doors. Staff recommends that simple one-over-one windows be installed Staff recommends that final specifications on coping, flashing, gutters and downspouts be submitted for administrative review and approval. Staff recommends that any areas that are repointed match the original mortar in color and composition as closely as possible, and that the new 	

	<p>joints not be flush with the face of the brick, matching the reveal of the existing joints.</p> <ul style="list-style-type: none"> Staff recommends that any new brick installed match the existing in dimensions and style as closely as possible.
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Staff Analysis

Guideline Reference	Reference Text	Analysis
Building Elements, Windows, #5, pg. 69	<i>Original masonry openings for doors and windows should be maintained. Infilling original masonry openings is strongly discouraged.</i>	<p>The applicant proposes infilling masonry openings on the rear elevation and left elevation. Staff recommends denial of infilling <u>the large masonry opening on the rear and on the left elevation.</u></p> <p>The applicant also proposes to repair, modify, or adjust existing masonry openings for new doors and windows. Staff recommends that <u>the original masonry openings should be kept as close to the original size as possible for new windows and doors.</u></p> <p>The new windows will be four-over-four, double-hung windows. Staff recommends that <u>simple one-over-one windows be installed,</u> as there is no documentation of the light configuration of the original windows. Staff also recommends that <u>final window and door specifications be sent to staff for review and approval.</u></p>
Standards for Rehabilitation, Residential Construction, #3, pg. 59	<i>Retain original metal features such as cast iron porches and steps, metal cornices, roofs, roof cresting, window sash, entablatures, columns, capitals, window hoods and hardware and the color and finish of all original materials.</i>	<p>The applicant proposes to rebuild the roof in line with the original roof line. The material of the roof will be membrane. <u>Staff recommends approval of the new roof.</u></p> <p>Details on coping, flashing, gutters and downspouts were not provided in the application. Staff recommends that <u>final specifications on coping, flashing, gutters and downspouts be submitted for administrative review and approval.</u></p>
Preservation Brief #2, Re-pointing	<i>Mortars for repointing projects, especially those involving historic buildings, typically are custom mixed in order to ensure the proper physical and visual qualities. These materials can be combined in varying proportions to create a mortar with the desired performance and durability. The actual specification of a particular mortar type should take into consideration all of the factors affecting the life of the building including: current site conditions, present condition of the masonry, function of the</i>	<p>On a site visit, Staff noticed that some areas of brick are either missing or in need of repair. <u>Staff recommends that any areas that are repointed match the original mortar in color and composition as closely as possible, and that the new joints not be flush with the face of the brick, matching the reveal of the existing joints.</u></p> <p>For missing brick sections, <u>Staff recommends that any new brick installed match the existing in dimension and style as closely as possible.</u></p>

	<i>new mortar, degree of weather exposure, and skill of the mason.</i>	
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Figures

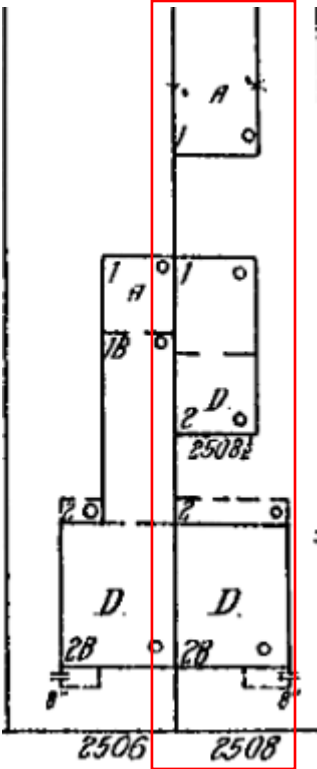


Figure 1. 1924-1925 Sanborn Map



Figure 2. Façade photo



Figure 3. Existing conditions of carriage house



Figure 4. Existing conditions of carriage house



Figure 5. Existing conditions of carriage house facing alley



Figure 6. Existing conditions of carriage house facing alley