

Architectural Review Board Meeting Agenda
Tuesday, January 20, 2026, 4:00PM Norfolk
City Hall, 810 Union Street, 11th Floor

- I. Call to Order**
- II. Roll Call**
- III. Approval of Meeting Minutes:**
 - a. January 5, 2026
- IV. Consent Agenda**
 - A. Certificate of Appropriateness**
 - a. COA #26-00352 – 429 York Street – Replace asbestos siding with fiber cement lap siding.
 - B. Design Review**
 - a. DR #26-00350 – 424 W 21st Street – Install blade sign related to an encroachment.
- V. Continued Applications**
 - a. COA #25-00327 – 814 Graydon Avenue – Replace windows on south and west elevations.
 - b. COA #25-00260 – 730 W Princess Anne Road - After-the-fact removal of front porch and to construct replacement porch.
- VI. Certificate of Appropriateness**
- VII. Application(s) Determination of Architectural Appropriateness**
- VIII. Recommendation(s) to City Planning Commission**
 - a. DR #26-00348 – 2350 Berkley Avenue Extension – Modify material palette for community stage.
- IX. Discussion**
 - a. 601 E Freemason Street – After-the-fact construction of rear fence.
 - b. 601 E Freemason Street – Proposed site modifications which includes a driveway, garden shed, and metal fence.
- X. Public Comments**
- XI. Staff Updates**
- XII. New Business**
 - A. Officer Slate
 - a. Chair

- b. Vice-Chair
- c. Public Arts Commission, ARB Representative

XIII. Old Business

XIV. Adjourn



Date: January 20, 2026

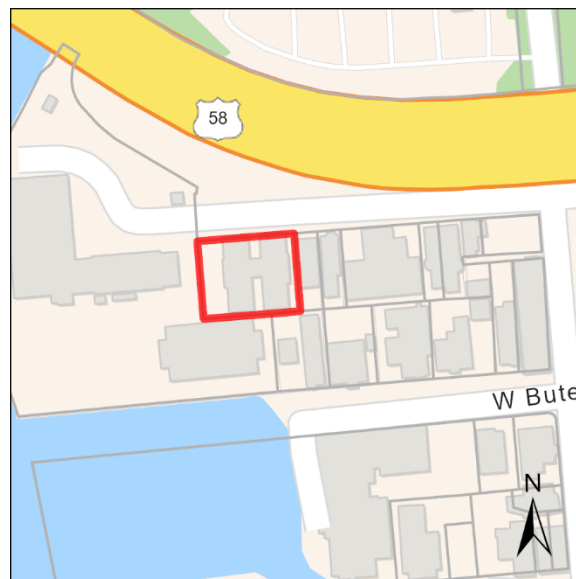
To: Norfolk Architectural Review Board
City of Norfolk Virginia

From: Elizabeth Nowak, Historic
Preservation Officer - Historic Preservation

Subject: #26-00352 COA to replace asbestos
siding with fiber cement lap siding

Ward/Superward: 2 (Doyle)/6 (McGee)

Recommendation: Approval



Location of 429 York Street

Approved:

Elizabeth Nowak
Historic Preservation Officer

#26-00352 Certificate of Appropriateness Report

- I. **Property Address:** 429 York Street
- II. **Applicant Information**
Applicant: Morgan Wells
Property Owner: Robin A. Yeuell
- III. **District Information**
Historic District: West Freemason Historic District
Contributing/Noncontributing: Contributing
Period of Significance: 1790-1972
Date of Structure: c.1910(NR)/1910 (AIR)
Architectural Style: Italian Renaissance Revival
Architect: n/a

IV. Project Description

The applicant proposes replacing asbestos shingle siding located on the rear/south elevation of the east tower of the York Apartments building. This is the only elevation that retains asbestos shingles. It is believed that asbestos siding was removed from the west tower and the other elevations of the east tower in a large-scale rehabilitation of the building in 2002.

In place of the asbestos shingles, the applicant proposes installing James Hardie fiber cement lap siding in Arctic White. The proposed finish is the James Hardie “Cedarmill,” which is a textured pattern to appear like rough sawn wood. The boards will be 8.25-inches wide. The applicant states this will match the siding that was installed on the other elevations of the penthouse story.

V. Relevant Guidelines and Plans

2.1 Substitute Materials

3. Replacement of poor quality original materials.
4. Code-requirement changes.

2.3 Exterior Walls and Trim—Wood

10. Asbestos siding should be retained and repaired if possible, as asbestos is hazardous only when disturbed. “Faux” asbestos siding is available for cracked pieces or damaged sections. If full-scale removal is necessary, the original siding material should be used, if other than asbestos, once the asbestos has been properly removed.

VI. Public Outreach

The applicant contacted the Freemason Street Area Association on January 9, 2026. As of January 13, 2026, Staff has not received a letter of comment from Freemason Street Area Association regarding the application.

VII. Evaluation and Recommendation

Staff recommends approval of the application as submitted.

The 2012 Historic District Design Guidelines do not address the repair or replacement of asbestos shingles. Their use as residential siding occurred for only a few decades and was not widespread in West Freemason. The 1910 Sanborn Fire Insurance Company map indicates only that the building is concrete construction with a brick veneer and that it had a composition roof; there are no notations that suggest it historically had asbestos shingles on the fourth story. As the remainder of the penthouse has been resided with lap fiber cement siding, it is Staff’s opinion that residing this final elevation with fiber cement siding will not detract from the design or overall material integrity of the building.

While it would be more appropriate for this upper story to be finished with stucco or a similar masonry finish, the existing lap siding has been in place for at least 20 years and, as

previously stated, does not detract from the Italian Renaissance Revival style of the building. The major character-defining qualities of this building remain intact, including the masonry construction, quoins, and ornate entrance fronting York Street. Typically, Staff would recommend a smooth lap siding as it is a better approximation of painted wood siding, however, Staff's opinion is that consistency of material is more appropriate and the height of this location will make the difference in texture difficult to discern.

VIII. Site Photographs



Location of 429 York Street Pictometry, 2025.



Rear elevation with asbestos siding that will be replaced, December 2025.

IX. Material Information

Hardie® Plank Lap Siding

Submittal Form

01

Submitted to:

Project Name:

Submitted by:

Date:

☐ HZ5® Product Zone ☐ HZ10® Product Zone

Product Width: ☐ 5-1/4in ☐ 6-1/4in ☐ 7-1/4in ☐ 8in ☒ 8-1/4in ☐ 9-1/4in ☐ 12in

Product Finish: ☐ Primed ☒ ColorPlus® Technology

Product Texture: ☐ Smooth ☒ Select Cedarmill® ☐ Colonial Roughsawn®
☐ Colonial Smooth® ☐ Rustic Cedar

Hardie® Plank Lap Siding

Specification Sheet

01

DIVISION: 07 00 00 THERMAL AND MOISTURE PROTECTION | SECTION: 07 46 46 FIBER CEMENT SIDING

HARDIE® PLANK LAP SIDING

Manufacturer

James Hardie Building Products, Inc.

The products are manufactured at the following locations, with quality control inspections by ICC-ES:

- Cleburne, Texas
- Plant City, Florida
- Reno, Nevada
- Waxahachie, Texas
- Prattville, Alabama
- Peru, Illinois
- Pulaski, Virginia
- Tacoma, Washington
- Fontana, California
- Summerville, South Carolina

Compliance with the following codes

- 2006 thru 2021 International Building Code (IBC)
- 2006 thru 2021 International Residential Code (IRC)

For more information about other compliances and applicable uses, refer to ICC-ES ESR-2290

Features

- Noncombustible
- Dimensionally Stable
- Resists damage from pests
- Weather Resistant-Engineered for Climate®
- Impact resistant
- Sustainable

Use

Hardie® fiber-cement lap siding is used as exterior wall covering. The product complies with IBC Section 1403.9 and IRC Section R703.10. The product may be used on exterior walls of buildings of Type I, II, III and IV construction (IBC)

Description

Hardie® Plank lap siding is a single-faced, cellulose fiber-reinforced cement (fiber-cement) product. Hardie® Plank lap siding complies with ASTM C1186, as Grade II, Type A; has a flame-spread index of 0 and a smoke-developed index of 5 when tested in accordance with ASTM E84; and is classified as noncombustible when tested in accordance with ASTM E136.

Available Sizes

Product	Width (in)	Length	Thickness (in)
Hardie® Plank lap siding*	5-1/4, 6-1/4, 7-1/4, 8, 8-1/4, 9-1/4, 12	12 feet	5/16

* HZ5: 9-1/4, 12 only available primed HZ10: 5-1/4, 9-1/4, 12 only available primed.

Weight 2.31 lbs. per square foot

Texture & Finish Color for this project is Arctic White

Hardie® Plank lap siding comes in a variety of textures and finishes. The product is available in smooth or wood grain texture. Additional textures are available on a regional basis. Finish options are primed for field paint, or factory finished with ColorPlus® Technology. Color availability varies by region.

Engineered for Climate®

Hardie® Plank lap siding is engineered for performance to specific weather conditions by climate zones as identified by the following map.



SPECIFICATION SHEET 01 FEBRUARY 2024

Performance Properties

	General Property	Test Method	Unit or Characteristic	Requirement	Result
PHYSICAL ATTRIBUTES	Dimensional Tolerances	ASTM C1185	Length	± 0.5% or ± 1/4 in	Pass
			Width	± 0.5% or ± 1/4 in	
			Thickness	± 0.04 in	
			Squareness	Δ in diagonals ≤ 1/32 in/ft of sheet length. Opposite sheet sides shall not vary in length by more than 1/32 in/ft	
			Edge Straightness	≤ 1/32 in/ft of length	
	Density, lb/ft³	ASTM C1185		As reported	83
	Water Absorption, % by mass	ASTM C1185		As reported	36
Water Tightness	ASTM C1185	Physical Observations	No drop formation	Pass	
Flexural Strength	ASTM C1185	Wet conditioned, psi	>1015 psi	Pass	
		Equilibrium conditioned, psi	>1450 psi		
THERMAL	Thermal Conductivity	ASTM C177	(BTU/(hr·ft²·°F))/inch		2.07
	Actual Thermal Conductivity		(K _{eff})	As reported	6.62
	Thermal Resistance		R=1/ K _{eff}		0.48
	Actual Thermal Resistance		(R)		0.15
DURABILITY	Warm Water Resistance	ASTM C1185	Physical Observations	No visible cracks or structural alteration	Pass
	Heat/Rain Resistance	ASTM C1185	Physical Observations	No visible cracks or structural alteration	Pass
	Freeze/Thaw Resistance	ASTM C1185	Physical Observations	No visible cracks or structural alteration	Pass
			Mass Loss, %	≤ 3.0%	
			Freeze/Thaw, % strength retention	≥ 80%	
UV Accelerated Weathering Test	ASTM G23	Physical Observations	No cracking, checking, or crazing	Pass	
FIRE CHARACTERISTICS	Surface Burning Characteristics	ASTM E84	Flame Spread Index (FSI)		0
			Smoke Developed Index (SDI)		≤ 5
			Fuel Contributed		0
			NFPA Class		A
			Uniform Building Code Class	As reported	1
	International Building Code® class		A		
	Noncombustibility	ASTM E136	Noncombustible	Pass/fail	Pass
Fire Resistance Rated Construction	ASTM E119	Fire Resistance Rating	1-hour	Note 1	

Note 1: listed on Warnock Hersey and ESR 2290

Installation

Install Hardie® Plank lap siding in accordance with:

- Hardie® Plank lap siding installation instructions
- ICC-ES ESR 2290
- Requirements of authorities having jurisdiction

Warranty

Hardie® Plank lap siding: 30-year, Non-Prorated, Limited Warranty
ColorPlus® Technology: 15-year Limited Finish Warranty

Sustainable Design Contribution

- Regionally sourced content- varies by project location
- Avoidance of certain chemicals or Red List Compliance

Detailed product information for LEED projects, or other state or regional sustainability programs is available through James Hardie Technical Services.

Storage and Handling

Store flat and keep dry and covered prior to installation.

Technical Services

Contact James Hardie Technical Services online at JamesHardie.com, or by phone at (800)426-4051

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IMPORTANT: Failure to install and finish this product in accordance with applicable building codes and James Hardie written application instructions may affect system performance, violate local building codes, void the product-only warranty and lead to personal injury. **DESIGN ADVICE:** Any information or assistance provided by James Hardie in relation to specific projects must be approved by the relevant specialists engaged for the project eg. builder, architect or engineer. James Hardie will not be responsible in connection with any such information or assistance.

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Product warranties, safety information and additional installation information are available at jameshardiepros.com
1 866 442 7343 | www.jameshardie.com





Date: January 20, 2026

To: Norfolk Architectural Review Board
City of Norfolk Virginia

From: Faith Hamman, City Planner II -
Historic Preservation


Subject: #26-00350 DR to install blade sign
related to an encroachment

Ward/Superward: 2 (Doyle)/6 (McGee)

Recommendation: Approval



Location of 424 W 21st Street

Approved: 
Elizabeth Nowak
Historic Preservation Officer

#26-00350 Design Review Report Without Development Certificate

I. Property Address: 424 W 21st Street

II. Applicant Information

Applicant: André McLaughlin
Property Owner: Marmad LLC

III. District Information

Relevant Documents: N/A
Civic League: N/A
Date of Structure: 1950 (AIR)
Historic District: N/A
Contributing/Noncontributing: N/A
Zoning: C-C (Community-Commercial)

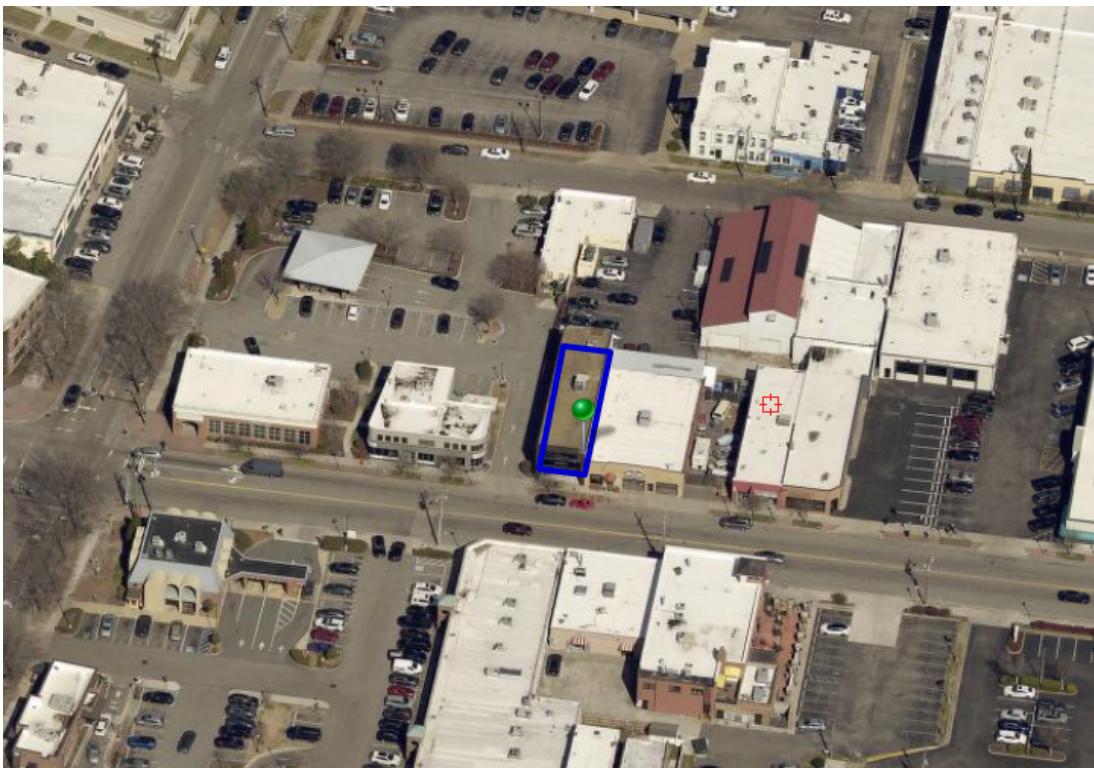
IV. Project Description

The applicant proposes installing an externally illuminated blade sign. The sign will measure 30-inches tall and 30-inches wide. The sign will read “Andre’ Julius” in a script font on the first line, and “Custom Suits & Tuxedos” in a sans serif font on the second line. The sign will be mounted into the existing stone veneer using a 30-inch Montamar lighted bracket pair. The total signage area is 6.25 square feet, and the sign will have a ground clearance of 10 feet and 10 inches.

V. Evaluation and Recommendation

Staff recommends approval of the proposed illuminated blade sign. The sign is compatible in size and character and is slightly smaller than the other blade signs on the 400 block of W 21st Street. It will not obscure any significant architectural features and will be mounted into mortar joints.

VI. Site Photographs



Location of 424 W 21st Street. Pictometry, 2025.

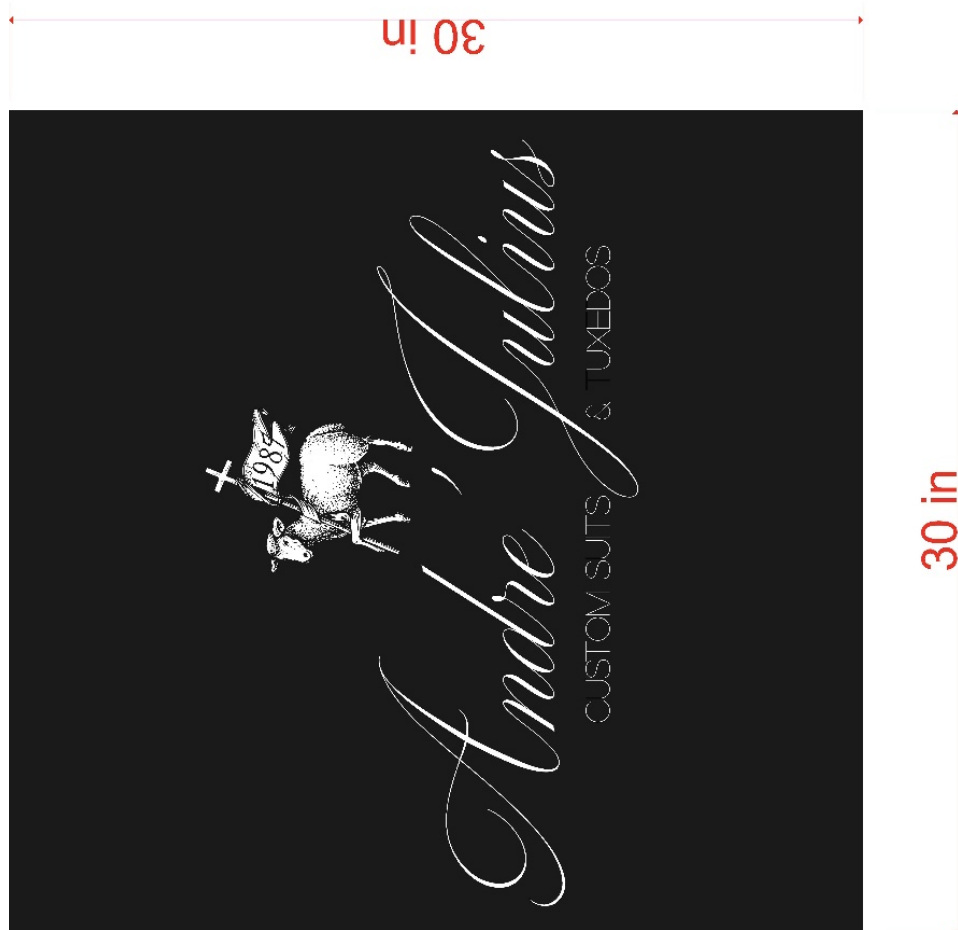
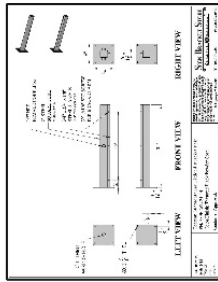


Site photo of 424 W 21st Street. November 2025, Google Streetview.

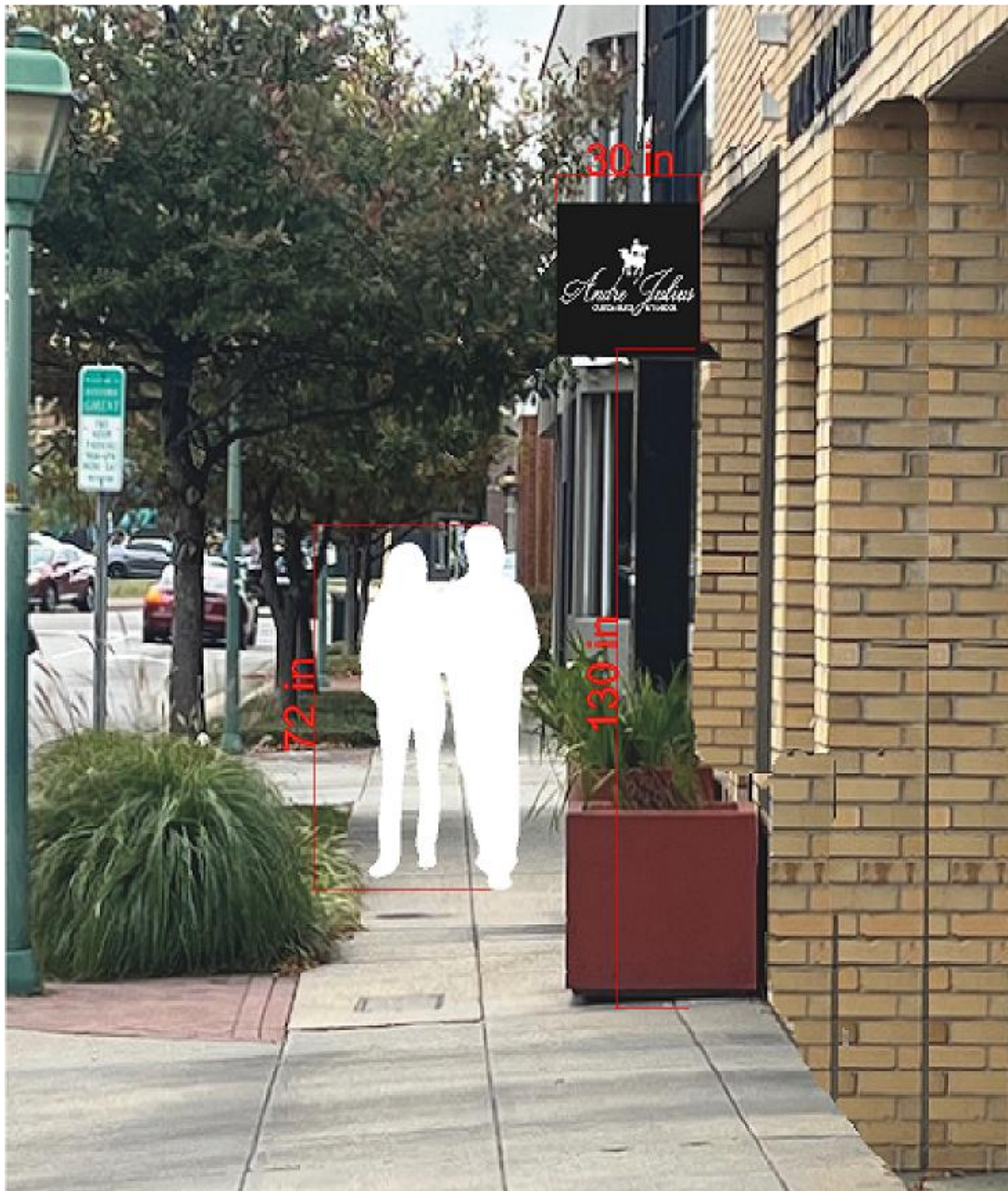
VII. Sign Drawings



Proposed sign face.



Proposed sign face and lighted bracket.

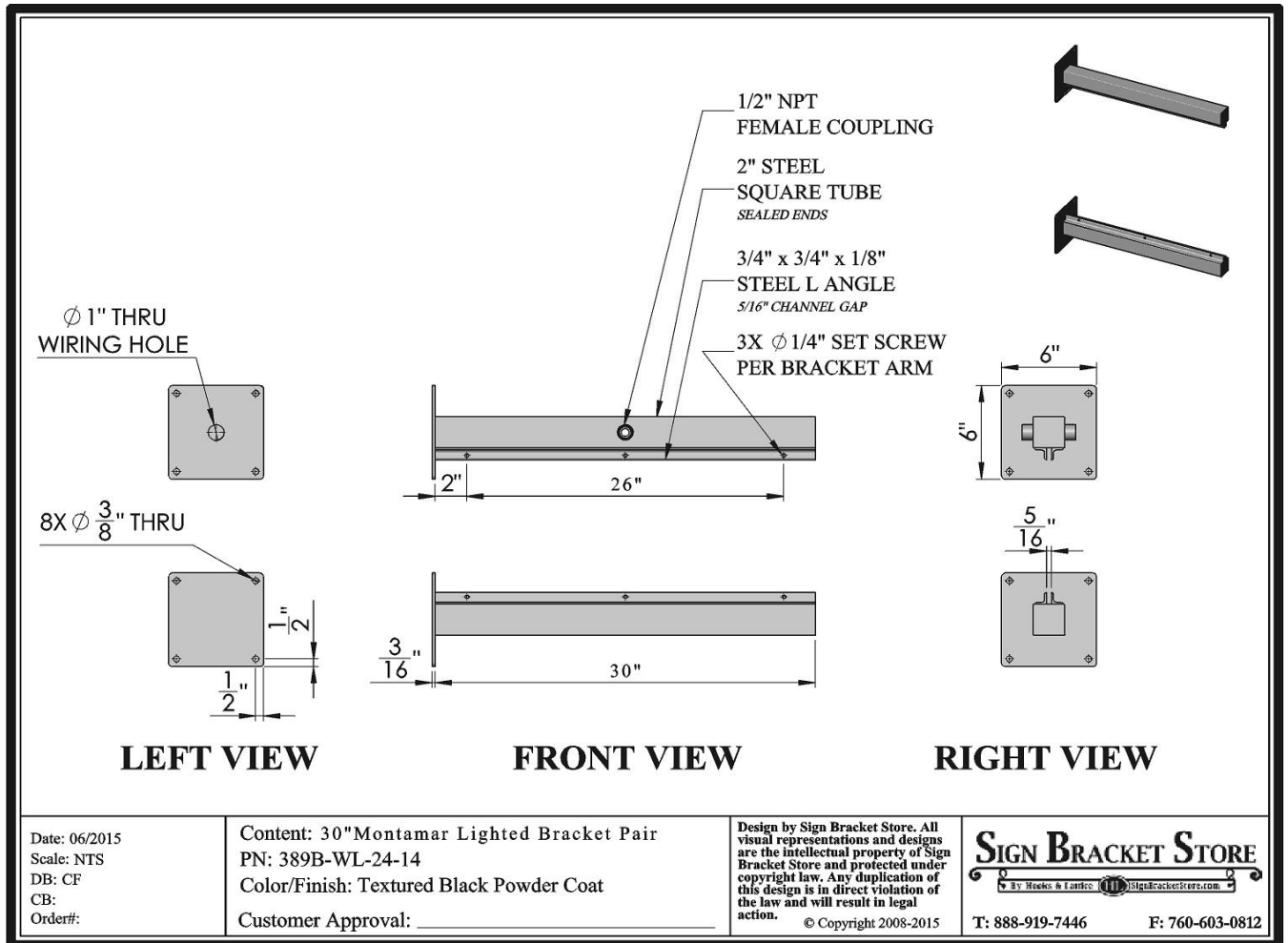


Rendering of 424 W 21st Street with proposed sign with clearance of sign.



Rendering of 424 W 21st Street with proposed sign.

VIII. Material Information



Proposed brackets.



Date: January 20, 2026

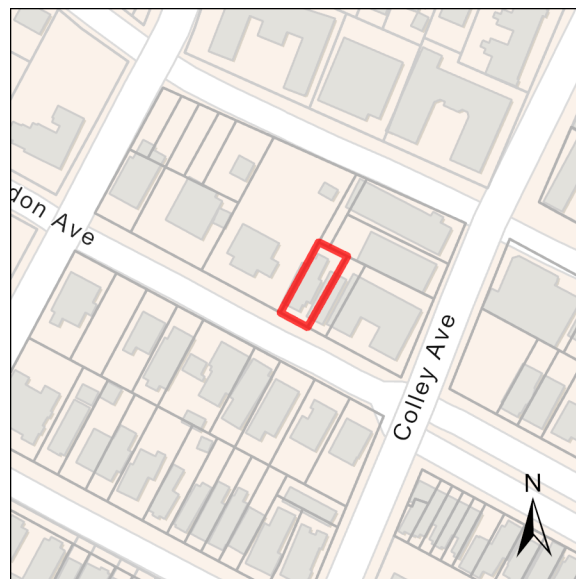
To: Norfolk Architectural Review Board
City of Norfolk Virginia

From: Faith Hamman, City Planner II -
Historic Preservation

Subject: #25-99 COA to replace windows.

Ward/Superward: 2 (Doyle)/6 (McGee)

Recommendation: Approval



Location of 814 Graydon Avenue.

Approved: 

Elizabeth Nowak
Historic Preservation Officer

#25-99 Certificate of Appropriateness Report

- I. **Property Address:** 814 Graydon Avenue
- II. **Applicant Information**
Applicant: Mary Goldberg and Robyn Thomas
Property Owner: Mary K Goldberg Revocable Trust
- III. **District Information**
Historic District: Ghent Historic District
Contributing/Noncontributing: Contributing
Period of Significance: 1897-1929
Date of Structure: 1912 (NR)
Architectural Style: Other (NR)
Architect: N/A

IV. Project Description

An application for the replacement of nine wood windows with new solid wood windows was reviewed by the Architectural Review Board on December 15th, 2025. The board split the application into two parts: Part A (replacement of two non-original windows, removal of metal wrap) and Part B (replacement of historic wood windows). Part A was approved at that meeting, and Part B was continued until further details of the conditions of the windows and feasibility of their repair are provided.

The applicant is proposing to replace four windows on the second floor, three on the south elevation and one on the west elevation. A window inventory and an annotated window assessment have been provided.

Based on the inventory and assessment, the paint, bottom rail, meeting rail, rails, and stiles are in poor condition. The applicant notes localized water damage with evidence of past repairs and splitting on the rails that cannot be stabilized for a lasting joint. The sills, jambs, and muntins are in fair condition, and the glass is in good condition, though glazing putty is failing.

The proposed replacement units are from the Pella Reserve Traditional Hung Window line. These are solid wood windows that arrive primed for painting on the exterior. The new windows will have the same six-over-six light configuration as the existing windows with Pella's Integral Light Technology grilles (a simulated-divided light window with an interior spacer bar) with putty glaze and ogee-profile grilles.

In-kind replacement of materials and features are typically exempt from review; this proposal, however, includes slight deviations in the dimensions of the grille profile, jambs, rails, and sill and are simulated-divided lights (SDLs).

Component	Existing	Proposed	Difference
Grille profile	$\frac{3}{4}$ inch	$\frac{5}{8}$ inch	$-\frac{1}{8}$
Upper Jamb/Lower Jamb	$1 \frac{3}{4}$ inch	$1 \frac{7}{16}$ inch	$-\frac{5}{16}$
Upper Rail	$1 \frac{1}{4}$ inch	$1 \frac{15}{16}$ inch	$+\frac{11}{16}$
Check Rail	$1 \frac{3}{8}$ inch	$1 \frac{7}{16}$ inch	$+\frac{1}{16}$
Bottom Rail	$3 \frac{1}{4}$ inch	3 inches	$-\frac{1}{4}$
Subsill	$1 \frac{3}{4}$ inch	$1 \frac{1}{8}$ inch	$-\frac{5}{8}$

V. Relevant Guidelines and Plans

2.4 Windows and Doors

1. Preserve and retain historic windows and doors, including surrounding elements such as transoms and sidelights, shutters, and decorative lintels or sills.
4. Repair original materials whenever possible by removing damaged areas and patching them with a material similar in texture, color, composition and strength.
5. If a window is damaged beyond repair or is missing, documentation of its condition must be provided. Wholesale replacement of windows is not appropriate. If a window or windows must be replaced, it should be replaced with one matching the original in design, material, size, depth of reveal, muntin configuration and profile, detail, and color of glass and glazing. It should be a true divided-light window. Insulated glass may be considered when it meets the above criteria.
6. Vinyl replacement windows are not appropriate.
10. Do not wrap wooden window and door trim with synthetic materials.

VI. Public Outreach

The applicant contacted the Ghent Neighborhood League on January 7, 2026. As of January 13, 2026, Staff has not received a letter of comment from Ghent Neighborhood League regarding the application.

VII. Evaluation and Recommendation

Staff recommends approval of the application to replace four wood windows, as submitted.

The guidelines recommend repair and retention of historic windows; replacement may be appropriate when repair is not feasible. When replacement is necessary, the windows should closely match the original in design, materials, muntin configuration, and detailing.

In Staff's opinion, the applicant has provided sufficient documentation that indicates that the condition of the four existing historic windows warrants replacement. The submitted inventory and assessment indicate localized water damage and evidence of past repairs, specifically the addition of metal flashing over the original wood sill, which is now in poor condition. While certain components, such as muntins or glazing putty, could be repaired, the assessment indicates there was never a concealed sill flashing pan. This absence likely contributed to water intrusion issues, and the attempted correction using the current metal pan has failed. The failure of past repairs has created vulnerabilities in the building envelope that this proposal will help address.

The proposed replacement wood window is consistent with the guidelines. Slight dimensional variations in the proposed window components will be minimally noticeable, given the locations on the second floor. Given the failure of past repairs, the current conditions, and the near match of the proposed replacement window, Staff believes replacement is supportable and preserves integrity of the building. The building currently has a mix of window types, with the majority being vinyl replacements. Using wood to

replace existing wood windows is an appropriate material choice and a preferable alternative to vinyl.

Staff recommend approval as submitted.

VIII. Site Photographs



Location of 814 Graydon Avenue. Pictometry, 2025.



Site photo of 814 Graydon Avenue. Taken by Staff, 11/06/2025.

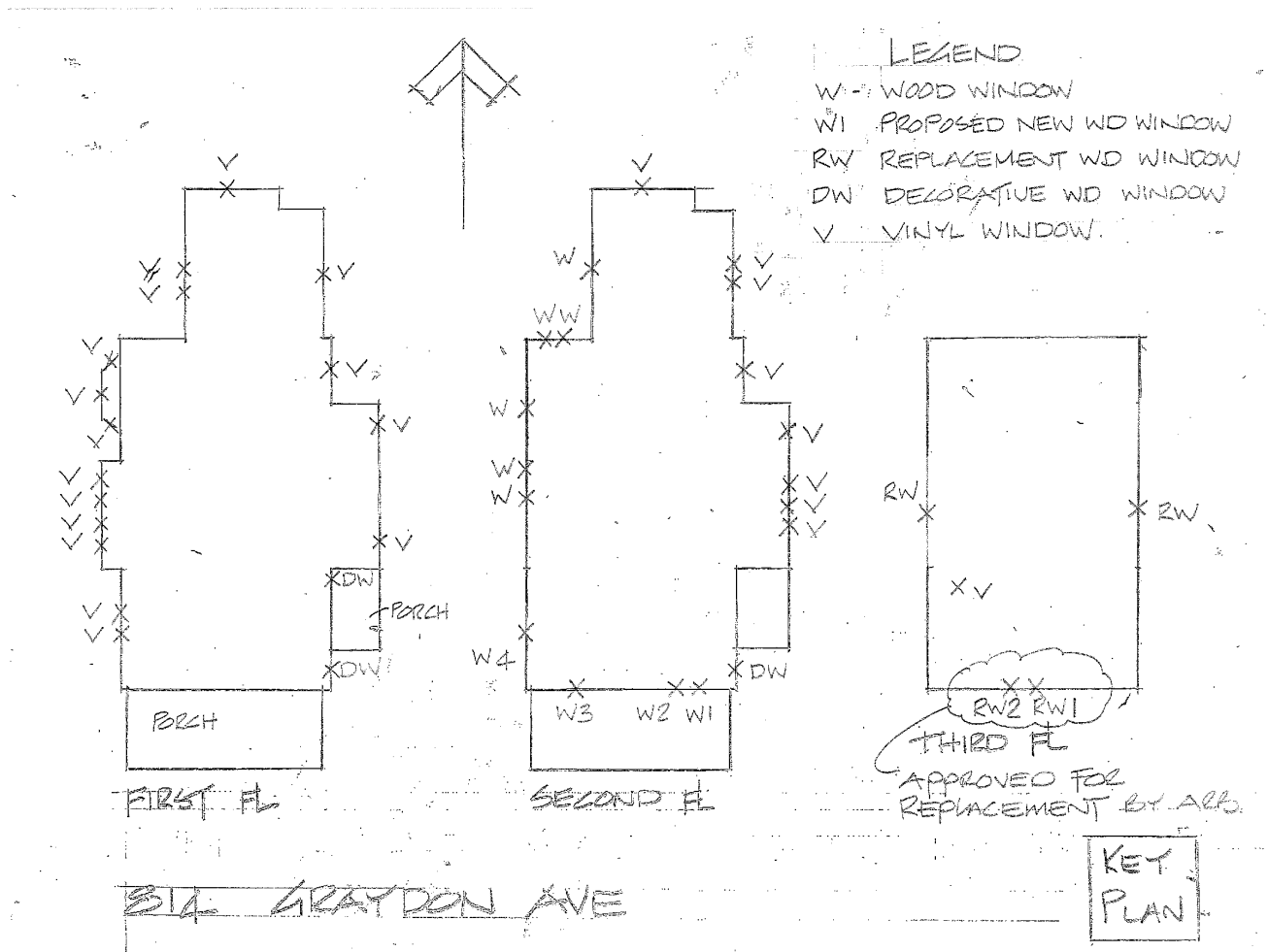


1997 Survey photograph, North Ghent National Register Nomination.



Site photo of 814 Graydon Avenue. Taken by Staff, 11/06/2025.

IX. Window Inventory and Assessment



Floor plans with each window location and material noted. Windows W1, W2, W3, and W4 on the second floor are proposed for replacement.

Window Name	Descriptive Information					Component Assessment										Overall Evaluation
	Style	Width and Height	Material	Weathering Stripping? (Y/N)	Square? (Y/N)	Operable? (Y/N)	Storm Window? (Y/N)	Paint	Sill	Jamb	Bottom Rail	Meeting Rail	Stiles	Muntins	Glazing	
Example: 1SA (1 st story/south elevation, 1 st window)	Double-Hung 1/1	36"x78"	Wood	Y	Y	N	N	2	2	2	3	1	2	1	1	Most components only need some regular maintenance; repair possible with replacement of bottom rail, new paint, and replacement of sash cords
W1	6/6	34" x 54"	WD	Y		Y	N	3	2	2	3	3	3	2	1	EXTENT OF REPAIR EXCEEDED 50%
W2	6/6	34" x 54"	WD	Y		Y	N	3	2	2	3	3	3	2	1	"
W3	6/6	34" x 54"	WD	Y		Y	N	3	2	2	3	3	3	2	1	"
W4	6/6	34" x 54"	WD	Y		Y	N	3	2	2	3	3	3	2	1	"

COMMENT:

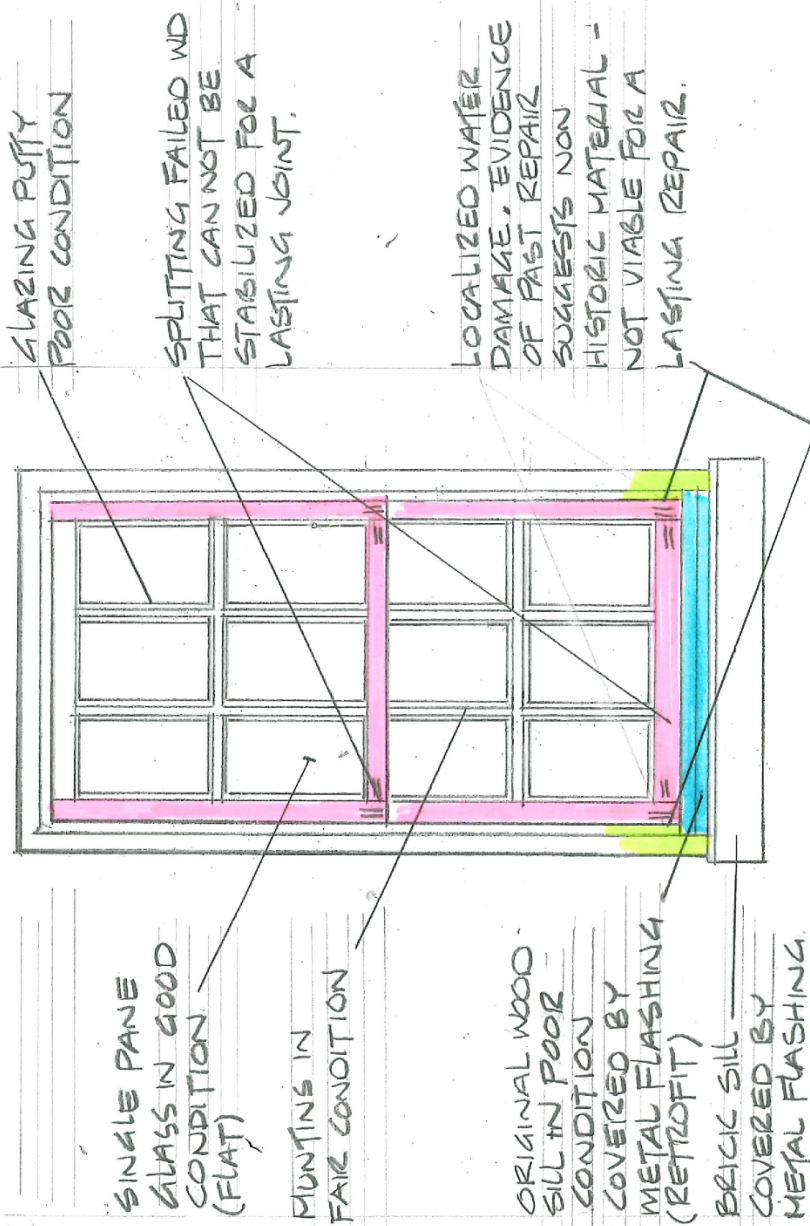
IT APPEARS THAT THE METAL SILL FLASHING WAS INSTALLED SOME TIME AFTER THE ORIGINAL WINDOW WAS INSTALLED. - SEE EXPOSED FASTENERS IN ATTACHED PHOTO - THIS SUGGESTS THAT THERE WAS NO ORIGINAL CONCEALED SILL FLASHING PAN. WHICH SUGGESTS THAT A WATER INTRUSION ISSUE WAS DISCOVERED & CORRECTED BY AN "EXPOSED PAN" - TO CORRECT THIS INSTALLATION THE WINDOW FRAME WOULD NEED TO BE PULLED OUT AND A NEW PAN INSTALLED.

3 of 4

Window Inventory with descriptive information and component assessment.



Comment from applicant: "It appears that the metal sill flashing was installed sometime after the original windows was installed – see attached fasteners in attached photo – this suggests that there was no original concealed sill flashing pan. Which suggests that a water intrusion issue was discovered and correct by an "exposed pan" – to correct this installation the window frame would need to be pulled out, and a new pan installed."



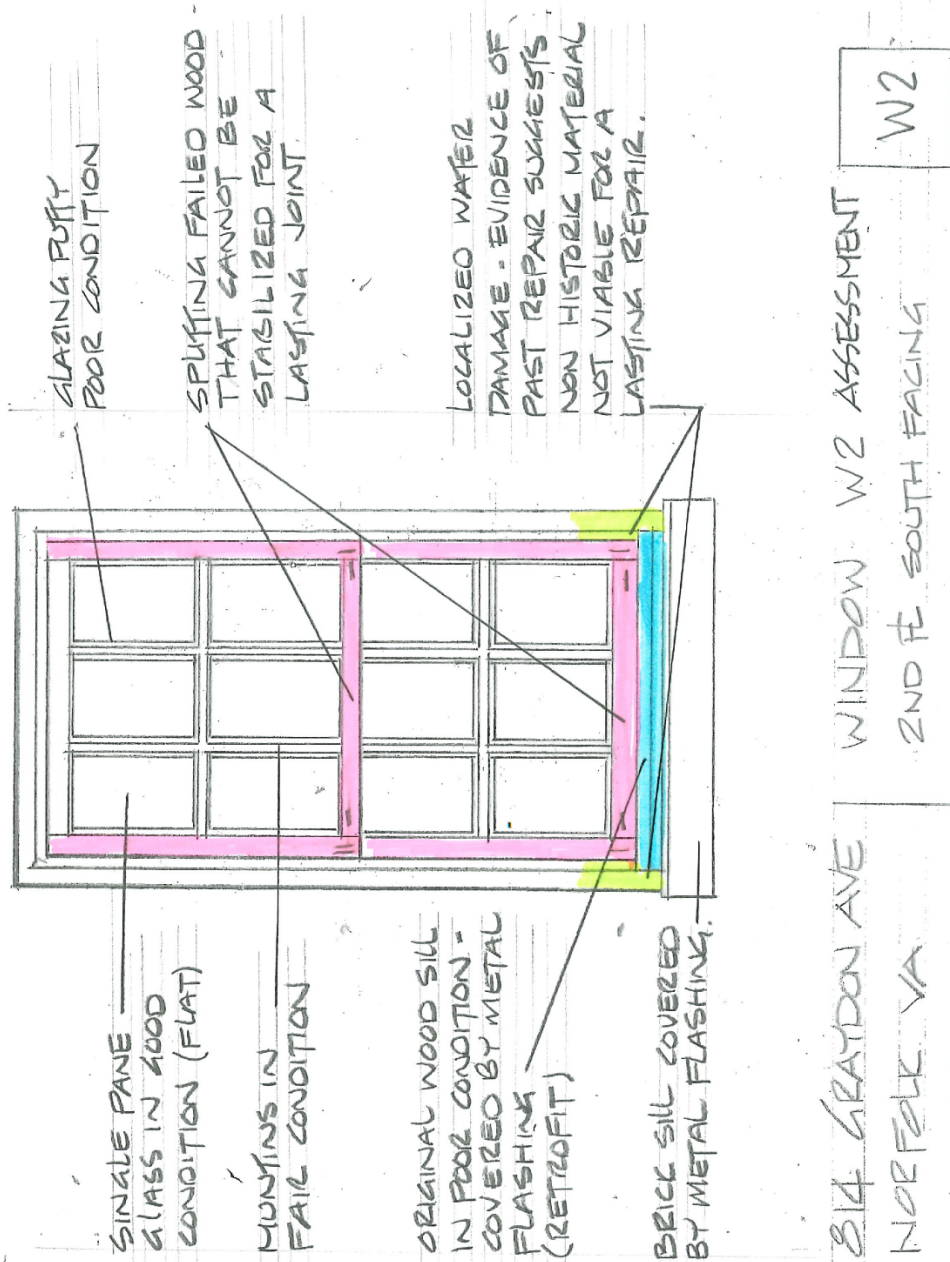
814 GRAYDON AVE
 NORFOLK VA

WINDOW W1 ASSESSMENT

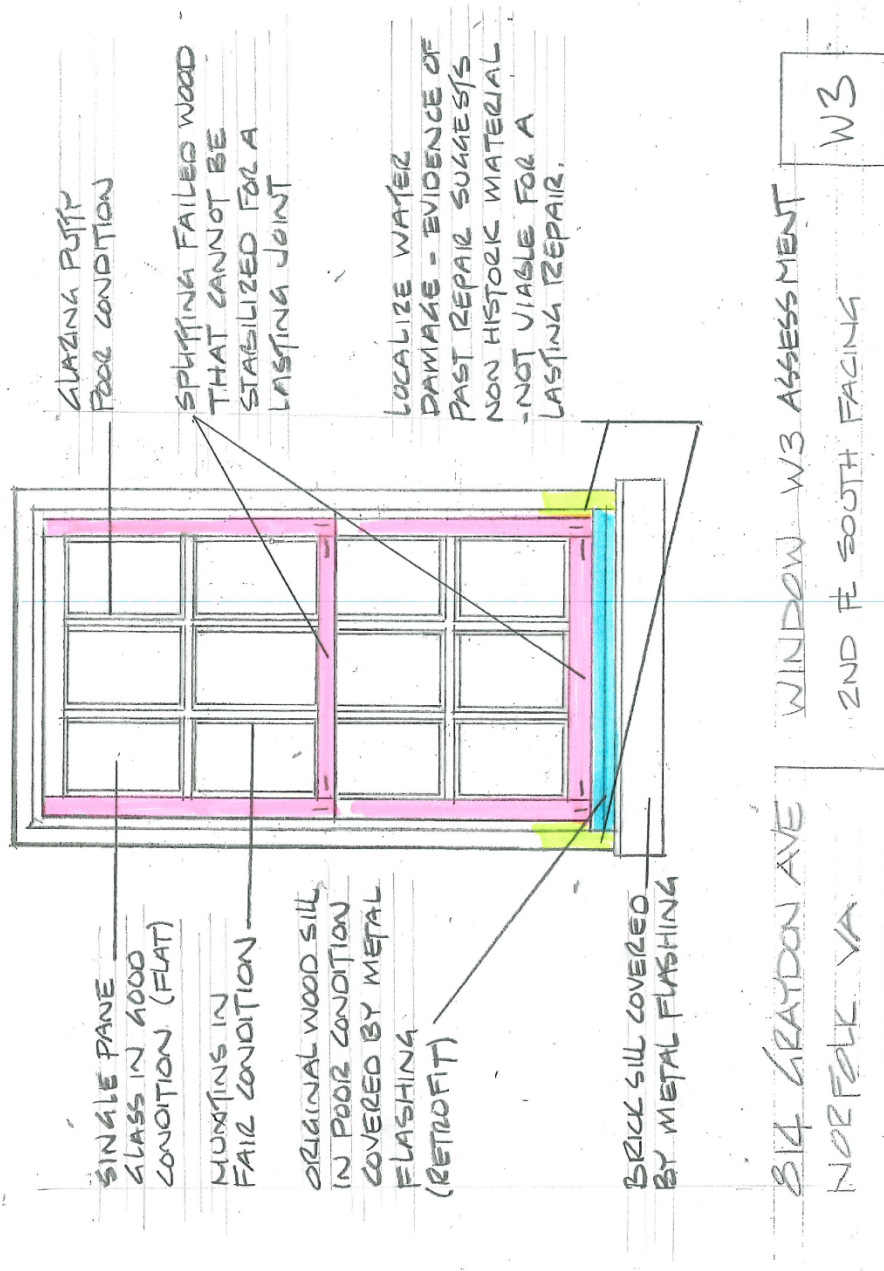
2ND FL SOUTH FACING

W1

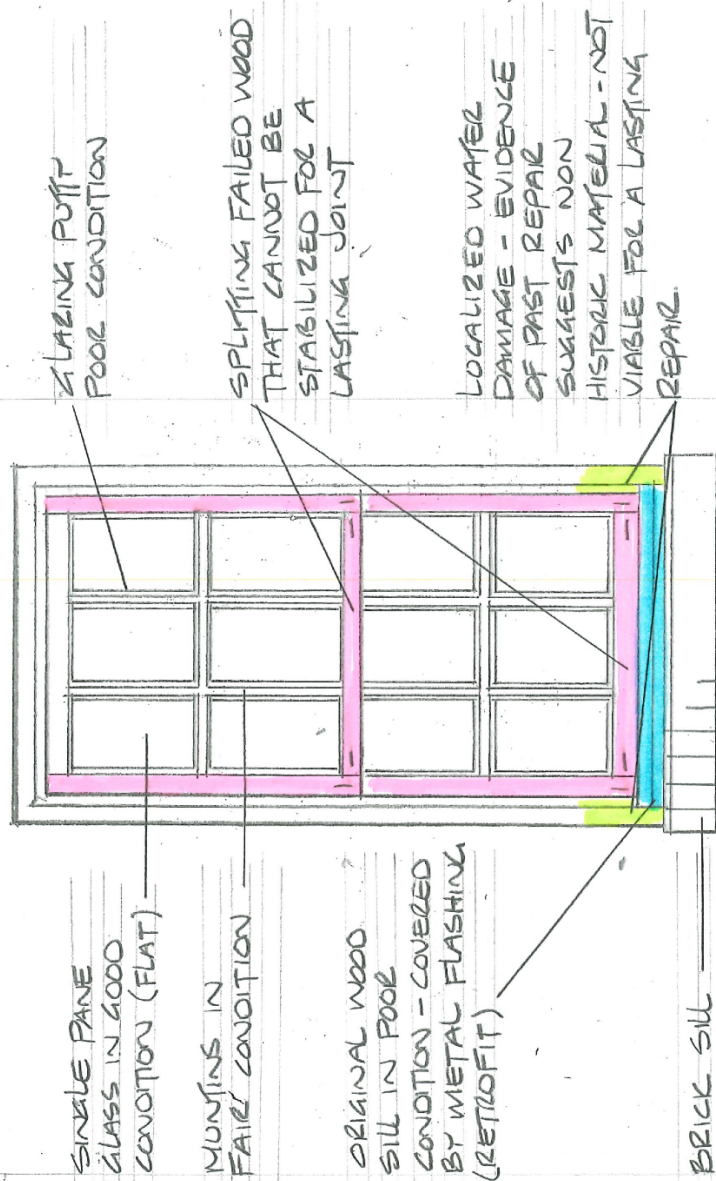
Window Assessment: W1, second floor, south facing.



Window Assessment: W2, second floor, south facing.



Window Assessment: W3, second floor, south facing.



814 GRAYDON AVE
 NORFOLK VA

WINDOW W4 ASSESSMENT
 2ND FL WEST FACING

W4

Window Assessment: W4, second floor, west facing.

X. Material Information



Pella® Reserve™ Traditional Hung Window

Detailed Product Description - Wood Exterior

Frame

- Select softwood, immersion treated with Pella's EnduraGuard® wood protection formula in accordance with WDMA I.S.-4. The EnduraGuard formula includes three active ingredients for protection against the effects of moisture, decay, stains from mold and mildew. Plus, an additional ingredient adds protection against termite damage.
- Interior exposed surfaces are [clear pine] [mahogany] (standard rectangular windows only). Any curved member may have visible finger-jointed surfaces.
- Exterior surfaces are [pine] [mahogany].
- Overall frame depth is 4-3/8" (111mm) for a wall depth of 4-3/16" (106mm).
- Vinyl Jamb liner includes wood / clad inserts.
- Optional factory applied jamb extensions available between 4-5/16" (110mm) and 9-3/16" (233mm).

Sash

- Select softwood, immersion treated with Pella's EnduraGuard® wood protection formula in accordance with WDMA I.S.-4. The EnduraGuard formula includes three active ingredients for protection against the effects of moisture, decay, stains from mold and mildew. Plus, an additional ingredient adds protection against termite damage.
- Interior exposed surfaces are [clear pine] [mahogany] (standard rectangular windows only). Any curved member may have visible finger-jointed surfaces.
- Exterior surfaces are [pine] [mahogany].
- Sash exterior profile is putty glaze, interior profile is ogee.
- Corners [mortised and tenoned on rectangular units] [mitered on arch head units], glued and secured with metal fasteners.
- Sash thickness is 1-7/8" (47mm).
- [Double-Hung: Upper sash has surface-mounted wash locks] [Single-Hung: Fixed upper sash has surface-mounted wash locks] [Arch Head units have no wash locks].
- Lower sash has concealed wash locks in lower check rail.
- Sashes tilt in for easy cleaning.
- Simulated-Hung units have non-operable upper and lower sashes.

Weatherstripping

- Water-stop santoprene-wrapped foam at head and sill. Thermoplastic elastomer bulb with slip-coating set into lower sash for tight contact at check rail.
- Kraft mounted bristle weatherstrip at sill.
- Vinyl-wrapped foam inserted into jamb liner to seal against sides of sash.

Glazing System

- Quality float glass complying with ASTM C 1036.
- Custom and high altitude glazing available.
- Silicone-glazed 1/16" dual-seal insulating glass [annealed] [tempered] [[clear] [Advanced] [SunDefense™] [SunDefense+™] [AdvancedComfort] [NaturalSun] [NaturalSun+] Low-E (with argon)] [bronze] [gray] [green] Advanced Low-E with argon].

Exterior

- [Pine: factory primed with one coat acrylic latex] [Mahogany: factory primed with one coat acrylic latex] [Unfinished, ready for site finishing].

Interior

- [Unfinished, ready for site finishing] [factory primed with one coat acrylic latex] [pine: factory prefinished [paint] [stain] i].

Hardware

- Galvanized block-and-tackle balances are connected to self-locking balance shoes which are connected to the sashes using zinc die cast terminals and concealed within the frame.
- Sash lock is [standard (cam-action)] [historic spoon-style] [air-conditioner lock] [simulated lock (Single-piece lock ties upper and lower sash together. When removed lower sash becomes operable)]. Two sash locks on units with frame width 37" and greater.
- Optional sash lift furnished for field installation. Two lifts on units with frame width 37" and greater.
- Hardware finish is [baked enamel (Champagne)] [White] [Brown] [Matte Black] [satin brass] [satin nickel] [oil-rubbed bronze] [distressed bronze] [distressed nickel].

Optional Products

Grilles

- Integral Light Technology® grilles
 - Interior grilles are solid [5/8"] [7/8"] [1-1/4"] ogee profile that are solid [pine] [mahogany]. Interior surfaces are [unfinished, ready for site finishing] [factory primed] [pine: factory prefinished [paint] [stain] i].
 - Exterior grilles are solid [5/8"] [7/8"] [1-1/4"] putty glaze profile that are [pine] [mahogany]. Exterior surfaces are water repellent, preservative-treated in accordance with WDMA I.S.-4, and are [unfinished, ready for site finishing] [factory primed].
 - Patterns are [Traditional] [Prairie] [Top Row] [New England] [Victorian].
 - Insulating glass contains non-glare spacer between the panes of glass.
 - Grilles are adhered to both sides of the insulating glass with VHB acrylic adhesive tape and aligned with the non-glare spacer
 - or –

Grilles-Between-the-Glass

- Insulating glass contains 3/4" contoured aluminum grilles permanently installed between two panes of glass.
- Patterns are [Traditional] [9-Lite Prairie] [Cross] [Top Row]
- Interior color is [White] [Tan+] [Brown+] [Putty+] [Black] [Ivory] [Harvest] [Cordovan] [Brickstone].
- Exterior color is [standard].

Screens

- InView™ Screens
 - [Half-Size] [Full-Size+] black vinyl-coated 18/18 mesh fiberglass screen cloth complying with the performance requirements of SMA 1201, set in a [standard roll-form aluminum frame with 3/4" wide rails and stiles] [premium extruded aluminum frame with 1" wide rails and stiles] fitted to outside of window, supplied complete with all necessary hardware.
 - Full screen spreader bar placed on units > 37" width or > 65" height.
 - Insect screen frame finish is baked enamel.

Hardware

- Optional factory applied limited opening device available for vent units in stainless steel; nominal 3-3/4" opening. Limiting device concealed from view.
- Optional factory applied window opening control device. Device allows window to open less than 4" with normal operation, with a release mechanism that allows the sash to open completely. Complies with ASTM F2090-10.

(1) Contact your local Pella sales representative for current designs and color options.

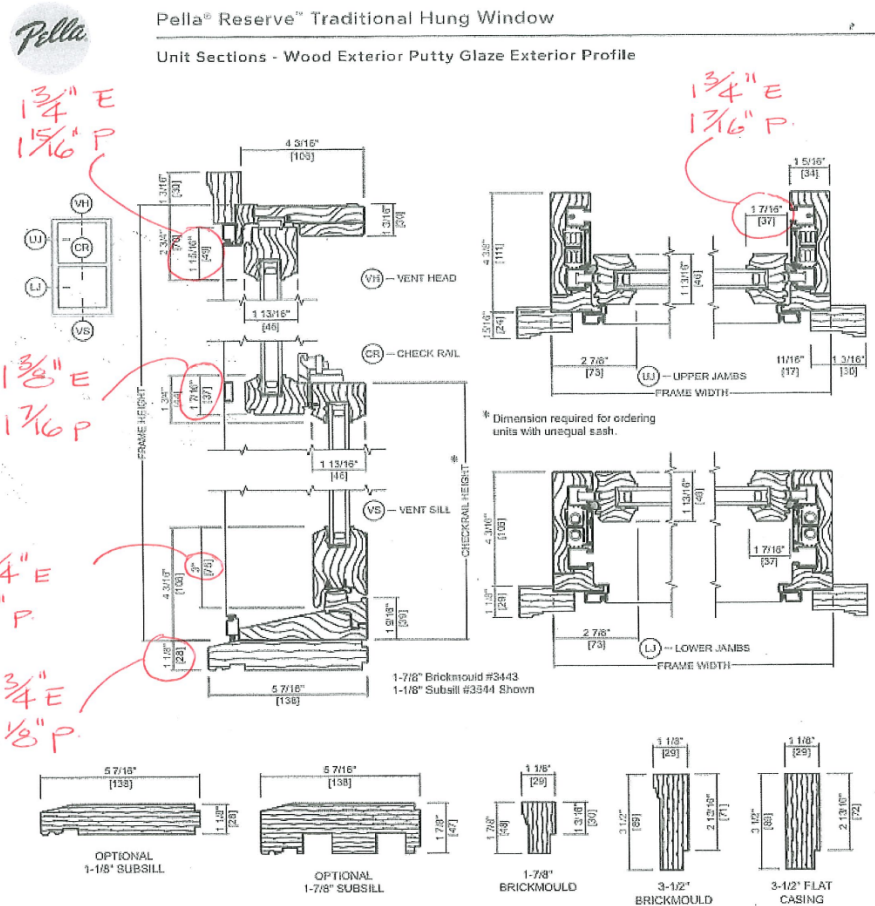
(2) Available in clear or Low-E insulating glass with argon, and obscure insulated glass.

(3) Tan, Brown and Putty Interior GBG colors are available in single-tone (Brown/Brown, Tan/Tan or Putty/Putty). Other interior colors are also available with Tan or Brown exterior.

(4) Full screens are available on units ≤ 96" height.

(5) Appearance of exterior grille color will vary depending on Low-E coating on glass.

Proposed replacement window: Pella Reserve Traditional Hung Window line.



Dimensions of the existing and proposed jambs, rails, and subsill.

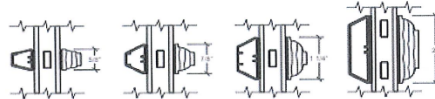


Pella® Reserve™ Traditional Hung Window

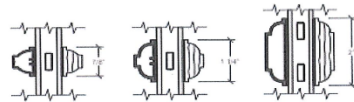
Grille Profiles

Traditional Style Collection - Integral Light Technology®

Putty Glaze and Ogee Grilles
Clad Exterior - Wood Interior



Ogee Grilles
Clad Exterior - Wood Interior



Putty Glaze and Ogee Grilles
Wood Exterior - Wood Interior

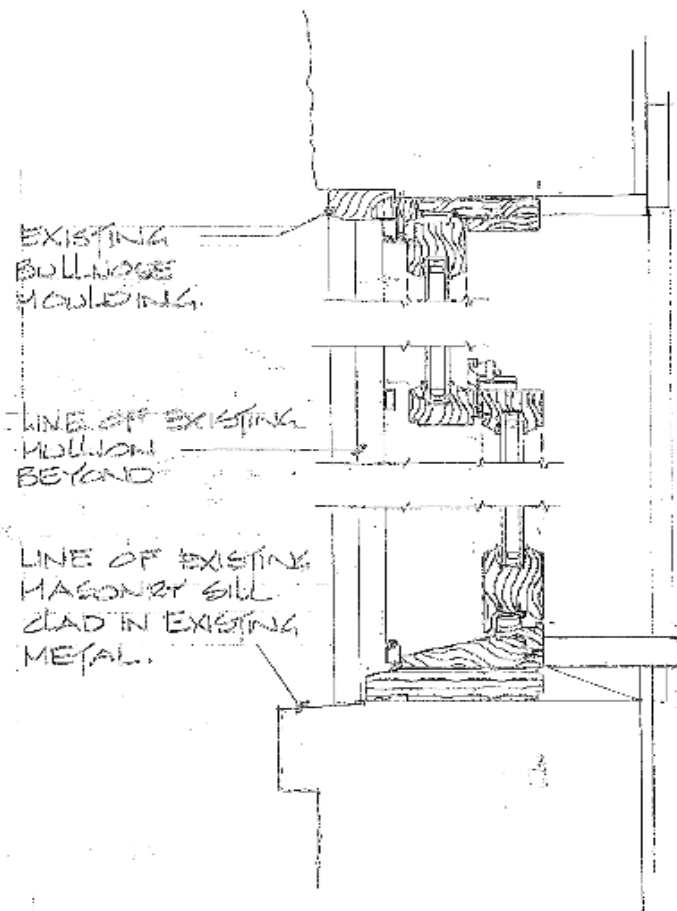


Grilles-Between-the-Glass



3/4"
Contoured

Dimensions of the existing and proposed grille profile.



PELLA WOOD WINDOW SET IN
 EXISTING MASONRY OPENING. 4 FULL SIZE

Window section.

XI. Additional Photographs of Windows



Existing window trim.



Existing window sill with metal wrap.



Windows on second and third floors on side elevation proposed for replacement.



Window proposed for replacement located on front elevation.



Window proposed for replacement located on front elevation.



Window proposed for replacement located on front elevation.



Window proposed for replacement located on front elevation.



Window proposed for replacement located on front elevation.



Window proposed for replacement located on front elevation.



Window proposed for replacement located on front elevation.



Date: January 20, 2026

To: Norfolk Architectural Review Board
City of Norfolk Virginia

From: Faith Hamman, City Planner II -
Historic Preservation, and Elizabeth Nowak,
Historic Preservation Officer

Subject: 25-48 After-the-fact COA to remove
porch; COA to reconstruct front porch with
a second-story deck, and repairs.

Ward/Superward: 2 (Doyle)/6 (McGee)

Recommendation: Approval with Conditions



Location of 730 W Princess Anne Road

Approved: 

Elizabeth Nowak
Historic Preservation Officer

#25-48 Certificate of Appropriateness Report

- I. **Property Address:** 730 W Princess Anne Road
- II. **Applicant Information**
Applicant: Obaid Jafri
Property Owner: Obaid & Shazia Jafri
- III. **District Information**
Historic District: Ghent Historic District
Contributing/Noncontributing: Contributing
Period of Significance: 1897-1929
Date of Structure: 1910 (NR)/1918 (AIR)
Architectural Style: Colonial Revival
Architect: N/A

IV. Project Description

In early 2025, the applicant removed the front porch roof, porch posts, and porch railing without obtaining a Certificate of Appropriateness (COA) or any other necessary permits, stating the removal was an emergency due to safety concerns. The applicant told Staff that a contractor had gone out to the property to assess the porch to plan for repairs when they observed the porch actively separating from the house and the porch was subsequently removed due to concern of collapse. The applicant is requesting an after-the-fact approval for the porch removal and a COA for the following proposed work: construction of a replacement porch roof with a second-story deck, repair of the existing brick steps, and repair of wood shake siding.

Note: Section 2.4.10.B(2)(b) of the Zoning Ordinance permits emergency repairs to buildings or structures to be made when the damage is caused by fire, flood, or other natural or similar event beyond the control of the landowner and an application is submitted within 30 days of the event creating the need for the emergency repairs. The poor condition of the porch which led to its removal was the result of deferred maintenance, not any natural disaster or other event outside the landowner's control. The property owner was cited by the Department of Neighborhood Development for property maintenance violations and by Department of Planning for the zoning violation on March 21, 2025.

This application was presented to the board at the May 19, 2025 Architectural Review Board meeting. The board continued the application as neither the applicant or his representative were present. The board requested additional information to be provided when the application moved forward:

- Detailed drawings of the proposed replacement porch within the context of the house, showing the design, dimensions, materials, columns and pilasters, section, railings, and steps.
- Consideration of restoring the window where the second-story door is.
- Details regarding drainage.
- More documentation of the existing porch conditions (additional photographs).

Available photographs from the Tax Assessor's Office indicate that the porch had been altered. The removed porch posts and railing were non-historic replacements, and porch roof alterations and railing installation occurred at some point to allow the porch roof to function as a front deck. The general proportions of the frieze board appear to be the same or similar as the one seen in the historic photograph, however, the quality of the image makes it difficult to confirm whether the historic entablature survived or if what had been removed was a replacement. The photographs also indicate that the door on the second story had previously been a double-hung window. The visible windows on the front of the building have all been replaced.

The applicant proposes to reconstruct the porch roof and install four Tuscan columns with matching Tuscan pilasters to support a flat roof that will serve as the base for a second story deck. The columns will be the 10-inch diameter Endura-Series Composite Architectural Columns, that will wrap a 6-inch by 6-inch structural post within the Tuscan column shell. Each column will include a simple square plinth base. The porch railing will have square wood balusters, a rectangular base rail, and a rounded wood top handrail. For the porch ceiling, the applicant is considering either wood tongue-and-grove boards or beadboard. The applicant has indicated that the existing wood floor will be repaired and finished with paint.

A flat porch roof is proposed that is similar to the previous and will support the second-story deck. EPDM roofing will be installed as the underlayment for the deck base. In email correspondence, the applicant indicated that the wood decking boards will be installed perpendicular to the house, although the submitted drawings show them parallel. The second-story deck railing will be a simple balustrade with square balusters and rails. Wood posts will be capped with decorative pyramid-style wood caps. It is noted on the submitted drawings that the preferred material for all components is wood but also says "alternative materials such as Azek may be used only where they replicate the appearance of paint [sic.] wood and support the historic character."

The damaged brick steps will be repaired with matching brick. The stair railing will match the porch railing design: square wood balusters, a rectangular base rail, and a rounded wood top handrail. For the repair or replacement of shake shingles that clad the second story of the house, the applicant will use Western Red Cedar shake shingles, which will be painted.

No additional exterior lighting is proposed.

V. Relevant Guidelines and Plans

2.3 Exterior Walls and Trim: Wood

2. Because wood is widely available, it should be used for repair or replacement. Synthetic materials such as asbestos, aluminum and vinyl products are not appropriate in the historic districts.
3. Replace types of wood siding on a building, or section of a building with the same type of siding such as German siding for German siding, or fish scale shingles for fish scale shingles.

2.5 Porches, Balconies and Entrances

1. Preserve and retain the historic porches, balconies, and entrances. Repair components of these areas rather than replacing the material whenever possible, including tongue and groove flooring, beaded board ceilings, trim, railings, columns,

steps, balustrades, soffits, brackets, fascia and skirt boards and other ornamental details.

5. If a previously existing porch, balcony or entrance is missing, it should be reconstructed with appropriate materials in the same design as the original. Documentation should be provided in order to ensure its historical accuracy.
9. Do not introduce, recreate or alter porch or balcony features that would create a false historical appearance. Sufficient historical documentation such as photographs or physical evidence, is required to introduce, recreate or alter such features.

VI. Public Outreach

The applicant contacted the Ghent Neighborhood League on January 12, 2026. As of January 12, 2026, Staff has not received a letter of comment from Ghent Neighborhood League regarding the application. Staff has received a letter of complaint from the adjacent condominium association requesting information regarding the condition of the property.

VII. Evaluation and Recommendation

In Staff's opinion, this proposal is generally consistent with the *City of Norfolk Local Historic Design Guidelines* and recommends approval with conditions.

The applicant cited safety concerns for the removal of the porch roof. Available Google Streetview images indicate that the porch had been deteriorating for some time. Given the available photographs and the description provided by the applicant, Staff agrees that the porch was likely in an unsafe condition. Demolition is not always an appropriate remedy for poor conditions, and the design guidelines recommend repair and maintenance to preserve historic porches; however, historical evidence indicates that character-defining elements of the porch (such as the columns, railing, and porch roof) were non-historic. Given these facts, Staff recommends approval of the porch roof removal after-the-fact.

The 1940s Tax Assessor photograph shows round columns supporting the porch. The most recent porch columns were square; the applicant proposes to use composite Tuscan columns. Staff finds that Tuscan columns are appropriate for the new porch, as historical evidence indicates the original columns were round. Using Tuscan columns will not create a false sense of history, given sufficient documentation to support recreating the round column. The use of composite material for the replacement columns is appropriate, as it is not replacing original wood columns. Staff finds the proposed 10" diameter of the columns to be appropriate for proportions of the porch.

The applicant proposes to install a new wood balustrade that is similar to the historic railing. This approach is appropriate in both the design and materials and does not create a false sense of history, as sufficient documentation supports recreating the wood balustrade. For the porch ceiling, the applicant is considering two options: tongue-and-groove boards or beadboard. Staff recommends beadboard, as it is the traditional material historically used

for porch ceilings. Staff also recommends that both the wood balustrade and beadboard be painted.

In-kind repair of the porch flooring is also consistent with the design guidelines. If the existing flooring cannot be repaired, the applicant has not identified a specific replacement material. The guidelines recommend in-kind materials but also permit the use of synthetic materials, such as Trex, given the performance of modern wood in that application.

At the meeting on May 19, 2025, the applicant's proposal included a front porch design that did not include the previously existing second-story deck. The board expressed concerns regarding the retention of the second-story door, both in safety and efficiency related to the repairs of wood shingles. The applicant now proposes to reconstruct the second-story deck. Staff believes that this is appropriate, as the deck was a previously existing feature and the window-to-door conversion remains in place. Other historic houses on the 700 block of West Princess Anne Road also have railings on porch roofs. The proposed simple wood railing design and post cap for the second-story deck are appropriate and will be considered a contemporary alteration, however, documentation regarding the deck flooring orientation is inconsistent. Staff recommends that the deck flooring be installed perpendicular to the house.

The proposed repair of the porch steps will be completed in-kind. The installation of new wood handrails that match the porch railing is also appropriate.

With the removal of the porch and as part of a larger rehabilitation scope, the applicant proposes to replace missing and damaged shingles on the house with new cedar shake shingles. The applicant will use #1 Grade 24-inch Western Red Cedar Hand-Split Shakes, which are an acceptable replacement material for the type of shingle on the house. Staff recommends that the new shingles be finished with either paint or stain.

General note on materiality: The plans submitted by the applicant identify wood for most of the porch materials but there is also the previously mentioned note that indicates alternative materials such as Azek might be used. Staff recommends wood for porch elements, per the Historic District Design Guidelines, however, the guidelines do allow for alternative materials like Azek for porch elements. To clarify the plans the applicant submitted, Staff recommends Condition 4: if an alternative material is selected for any porch components, product details must be submitted for review.

Lastly, Staff is recommending a condition that this COA expires after one year. Unless stipulated in the COA, COAs expire after two years. The poor condition of this property has persisted for almost a year and it must be remedied in a timely fashion.

Staff recommends approval of the after-the-fact removal of the porch roof, reconstruction of front porch with a second-story deck, and repairs with the following conditions:

1. New wood shingles shall be finished with either paint or stain.

2. The wood balustrades on the porch and the second story shall be painted.
3. Should repair of the existing floorboards be infeasible, wood, Trex, or a similar synthetic product to Trex of dimensions matching the historic flooring may be used to replace the porch flooring following review of the product information by Staff.
4. Wood shall be the primary materials for porch components; if an alternative material is proposed in lieu of any wood feature as shown on the plans, product information shall be submitted for Staff review and approval before use.
5. The porch ceiling shall be beadboard and painted.
6. The flooring for the second-story deck shall run perpendicular to the building.
7. The Certificate of Appropriateness shall expire one (1) year after the date of Architectural Review Board approval.

VIII. Site Photographs



Location of 730 W Princess Anne Road. Pictometry, 2024.



Site photo of 730 W Princess Anne Road, prior to removal of front porch.



Site photo of 730 W Princess Anne Road, after removal of porch. Taken by Staff, 4/7/2025.



Site photo of 730 W Princess Anne Road. Taken by Staff, 11/21/2025.



Site photo of 730 W Princess Anne Road. Taken by Staff, 11/21/2025.



Site photo of 730 W Princess Anne Road. Taken by Staff, 11/21/2025.



Site photo of 730 W Princess Anne Road. Taken by Staff, 11/21/2025.



Tax Assessor Photograph of 730 W Princess Anne Road, c. 1940s.

IX. Google Streetview Images



Google Streetview image, May 2012.



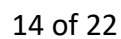
Google Streetview image, May 2019.

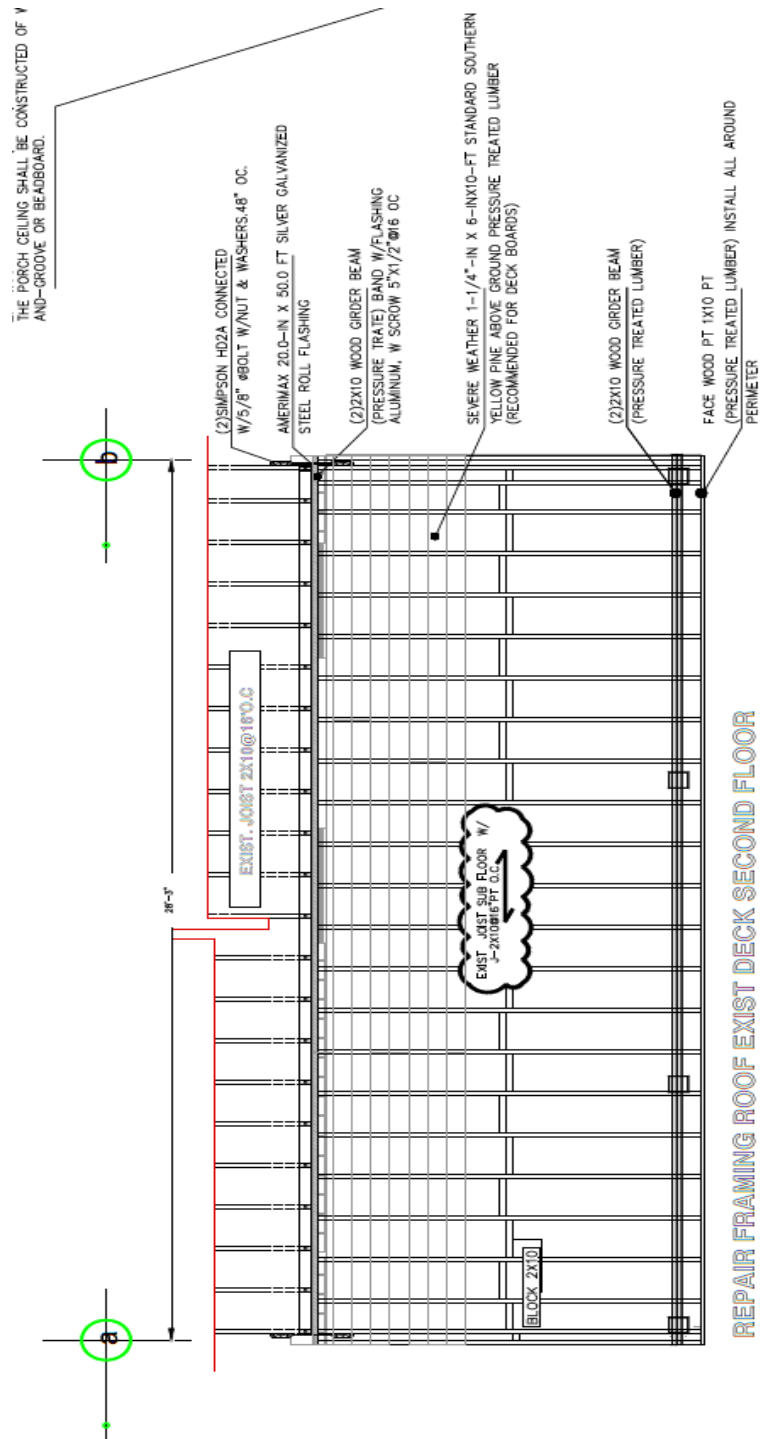


Google Streetview image, September 2022.



Google Streetview image, July 2023.





Framing details for second floor deck.



LEF ELEVATION

Solid
CONSTRUCTION
Service-Driven Builders

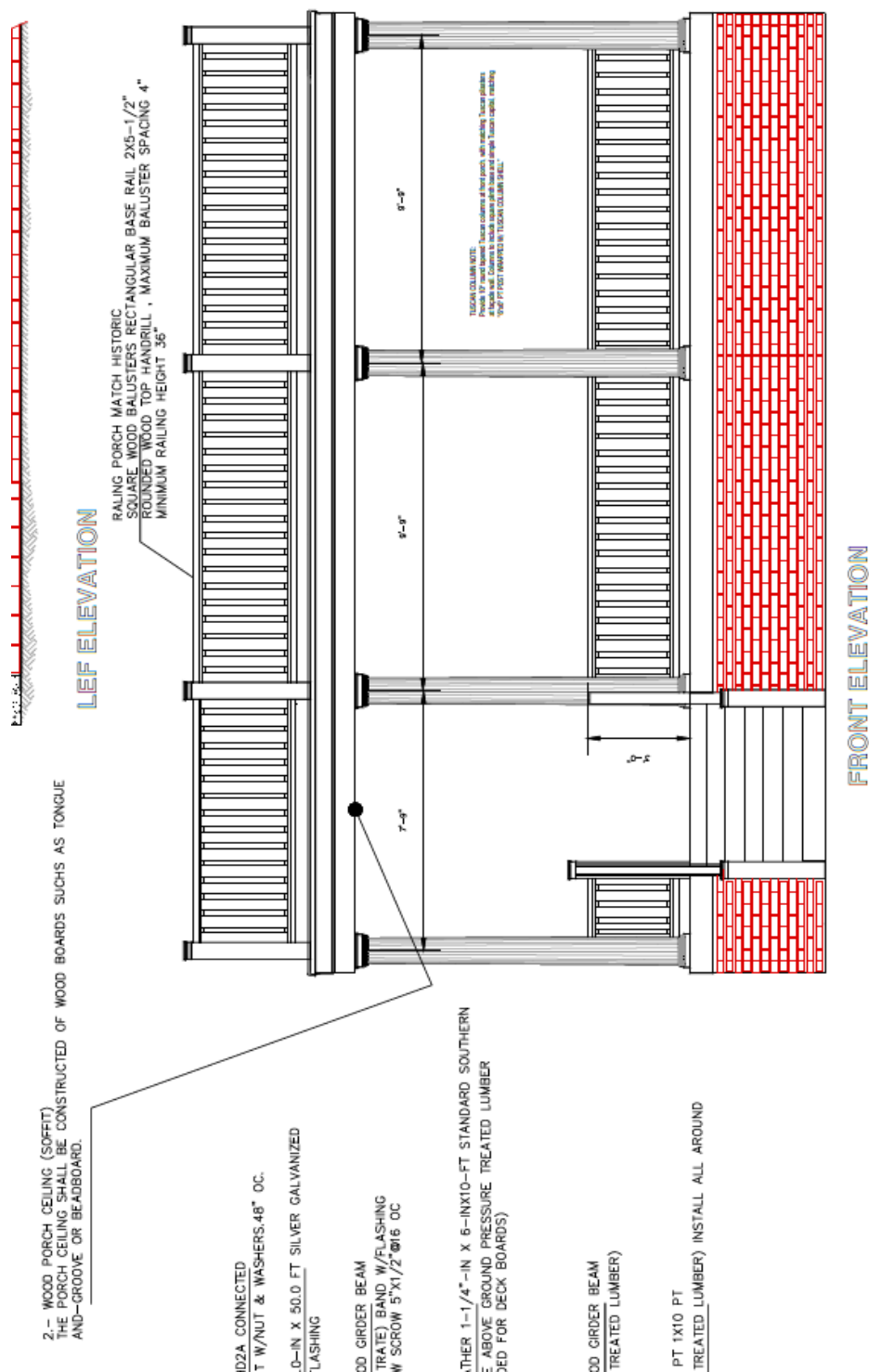
120 BAYHAVEN DR. HAMPSHIRE, NH 03825
757.944.3242

A
ARCHITECTURE • BUILDING

3701 MARSHALL AVE. D NE
aeconcontractors@gmail.com
202.351.3304 & 757.385.2711

GENERAL NOTES:

1. ALL APPLICABLE CONSTRUCTION VIRGINIA UNIFORM STATEADE BU BASED UPON INTERNATIONAL RE
2. CODES GOVERN OVER DRAWING CODES AND SPECIFICATIONS.
3. PRIOR TO THE BEGINNING OF A SHALL OBTAIN AND PAY FOR ALL THE CONSTRUCTION OF THIS PR BUILDING INSPECTION DEPARTE CITY THE PROJECT IS LOCATED
4. BUILDING DEPARTMENT SHALL OF



Front elevation of proposed porch and second floor deck reconstruction.

XI. Material Information

Endura-Stone® COLUMN SPECIFICATIONS

MATERIALS:

Endura-Stone and DuraStone column shafts are manufactured of one-piece rotocast fiberglass reinforced polymer (FRP) with marble dust. Our proprietary method of manufacturing our column shafts is patented, with patents applied for on the DuraStone pre-colored, textured column process and materials. This one-piece construction, combined with the inherent strength of FRP (pound for pound, FRP is stronger than concrete, steel, or aluminum), provides an exceptionally high load-bearing capacity, and a column that is impervious to rot, decay and insect damage. Unlike wood columns, the non-porous, waterproof shafts can be used as channels for downspouts, wiring, and plumbing.

Pacific Columns FRP and DuraStone columns include Flame Guard™, and were the first in the industry to pass the ASTM E 84-01 Class 1 Flame-Spread Classification tests, achieving a Flame Spread index of 15, and Smoke Developed Index of 335, well below the allowable SDI index of 450.



Six-inch through twelve-inch diameter (up to twelve foot in height) standard FRP shafts are factory sanded. Larger shafts (and square shafts) may require field-sanding prior to installation. All shafts are shipped unfinished, and we recommend finishing with a high quality 100% acrylic latex primer and paint.

DuraStone pre-colored columns do not require finishing. The shaft material is colored throughout, utilizing UV inhibitors that will minimize color fading. The surfaces of DuraStone columns, caps and bases are textured to imitate rough-hewn stone. (Bases for 18" and larger DuraStone columns are split in half and will require reassembly at time of installation.)

ROUND COLUMN SIZES:

Round tapered and non-tapered shafts are available fluted and unfluted in a wide range of sizes. Flutes in most 8", 10" and 12" diameter tapered shafts are molded right into the shaft, providing consistent ionic fluting. All sizes can also be custom-fluted for specific opening heights, and adjusted for the cap and base chosen. When shafts are custom fluted, typically the flutes end 1" above the base. (See our Endura-Glass specifications for information on 30" diameter columns.)

Tapered shafts have a modified architectural entasis, with a Tuscan style astragal for authentic styling. Since these are molded products, some sizes may vary from the 1/3 straight to 2/3 tapered ratio. Please see the tables on the following pages for exact information on the shaft tapers, and top and bottom net diameters, fluting, etc. Non-tapered shafts have no astragal, providing a more contemporary look.

Column Bottom Diameter*	Tapered Round Shafts											
	5'	6'	8'	9'	10'	12'	14'	16'	18'	20'	22'	24'
6"	✓	✓	✓									
8"	✓	✓	✓	✓	✓							
10"	✓	✓	✓	✓	✓	✓						
12"	✓	✓	✓	✓	✓	✓	✓	✓				
14"			✓	✓	✓	✓	✓	✓	✓	✓		
16"	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓		
18"			✓		✓	✓	✓	✓	✓	✓	✓	✓
20"		✓	✓		✓	✓	✓	✓	✓	✓		
24"			✓		✓	✓	✓	✓	✓	✓	✓	✓

*Actual shaft net diameter is 3/8" to 5/8" smaller than nominal size shown.

✓ Available unfluted; • Available with standard flutes.

Column Bottom Diameter*	Non-tapered Round Shafts					
	8'	10'	11'	12'	14'	15'
8"	✓	✓				
10"	✓	✓				
12"	✓	✓		✓		
14"	✓	✓		✓	✓	
16"	✓	✓				
18"	✓	✓	✓			
20"	✓	✓	✓			
24"	✓	✓		✓	✓	✓

SQUARE FRP COLUMN SIZES:

Square non-tapered shafts are available unfluted, fluted, with a double raised panel, or recessed panels. In addition, custom fluting is available. The astragal is molded into the shaft for consistent spacing and simplified installation. (See our DuraGlass specification pages for information on square tapered and non-tapered light-weight columns.)

Column Bottom Width*	Non-tapered Square Shafts					
	8'	9'	10'	12'	14'	16'
6"	✓		✓			
8"	✓	✓	✓	✓		
10"	✓	✓	✓	✓		
12"	✓	✓	✓	✓	✓	✓
14"	✓	✓	✓	✓	✓	✓

* Net shaft width is 1/8" less than nominal size shown.

✓ Available unfluted. • Available with standard flutes.

△ Available paneled. ■ Available with recessed panels.

Endura-Stone Column Specifications – 10-inch diameter.

Endura-Stone ROUND SHAFT SPECIFICATIONS

ROUND TAPERED SHAFTS:

Standard FRP column shafts are the same height as the listed size. Tuscan and Roman Doric caps and bases, and Attic bases go around the shaft, and do not affect the overall height. Ornamental capitals are set on top of the shaft (after the shaft is trimmed to the astragal), and do affect the overall height: see the *Ornamental Capitals for Round Columns* specifications for more information. On custom fluted shafts, the flutes start 1" from the astragal, and typically end 1" from the base. Fluting can be adjusted for the customer's requirements.

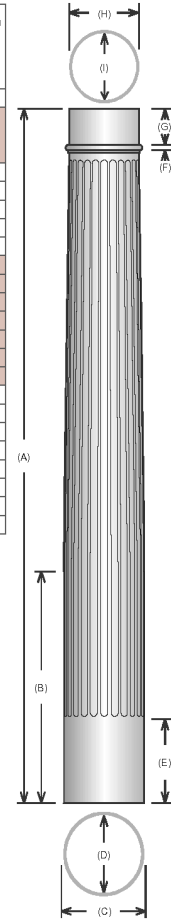
Since the Tuscan caps for DuraStone columns install on TOP of the shaft, rather than around it, the shaft itself is reduced in overall height by the height of the Tuscan cap. The height of the shaft plus the height of the cap will achieve the overall stated column height.

Column Nominal Diameter	Shaft Height	Shaft Bottom*		Shaft Top*		Space Available Inside Shaft:		Shaft Neck		Flute Width (24 ea.)	Straight Portion of Shaft (unfluted columns)	Straight Portion of Shaft (fluted columns)	Smooth shaft before flutes
		Outside Diameter	Inside Diameter	Outside Diameter	Inside Diameter	For Round Post	For Square Post	Neck Height†	Astragal Ring‡				
	(A)	(C)	(D)	(H)	(I)			(G)	(F)		(B)	(B)	(E)
6"	5'	5 11/16"	4 3/4"	4 13/16"	3 3/4"	3 3/8"	2 1/2"	3"	1/2"	1/2"	23 1/16"	n/a	n/a
	6'										35 1/16"		
	8'										59 1/16"		
8"	5'	7 5/8"	6 3/4"	6 19/32"	5 1/2"	5 1/8"	3 1/2"	4 1/4"	1/2"	11/16"	14 1/16"	n/a	n/a
	6'										26 1/16"		
	8'										50 1/16"		
	9'										62 1/16"		
10"	10'	9 11/16"	8 3/8"	8 9/16"	7 3/4"	7 3/8"	4 15/16"	5 1/8"	3/4"	7/8"	72 1/16"	65"	10 1/2"
	4'										0"		
	5'										0"		
	6'										10 11/16"		
	8'										34 11/16"		
	9'										46 11/16"		
12"	10'	11 5/8"	10 3/4"	10 1/16"	9 1/4"	8 7/8"	6"	4 3/4"	3/4"	1"	58 11/16"	65"	11 1/4"
	12'										82 11/16"		
	14'										0"		
	16'										8 3/4"		
	8'										32 3/4"		
	9'										44 3/4"		
	10'										56 3/4"		
	12'										80 3/4"		
14"	14'	13 1/2"	11 1/2"	11 9/16"	10 1/2"	10 1/8"	6 3/8"	6 3/4"	1"	1 1/4"	62"	n/a	n/a
	16'										86"		
	18'										33 1/4"		
	20'										45 1/4"		
	6'										57 1/4"		
	8'										81 1/4"		
	10'										57 1/4"		
	12'										81 1/4"		
16"	14'	15 7/16"	13 1/2"	13 1/8"	12"	11 5/8"	7 7/16"	7 3/8"	1"	1 7/16"	105 1/4"	12 1/8"	12 1/8"
	16'										129 1/4"		
	18'										16 1/4"		
	20'										28 1/4"		
	5'										18 1/2"		
	6'										30 1/2"		
	8'										42 1/2"		
	10'										66 1/2"		
18"	12'	15 7/16"	13 1/2"	13 1/8"	12"	11 5/8"	7 7/16"	7 3/8"	1"	1 7/16"	27 1/4"	51 1/4"	75 1/4"
	14'										51 1/4"		
	16'										75 1/4"		
20"	18'	15 7/16"	13 1/2"	13 1/8"	12"	11 5/8"	7 7/16"	7 3/8"	1"	1 7/16"	99 11/4"	n/a	n/a
	20'										99 11/4"		

* Diameters may vary ± 1/8"

† Neck Height is the distance from the top of the shaft to the top of the astragal ring, ± 1/8".

‡ Astragal ring is only the ring portion, and does not include the fillet and cove.



Endura-Stone Column Specifications – 10-inch diameter.

Endura-Stone ROUND SHAFT SPECIFICATIONS

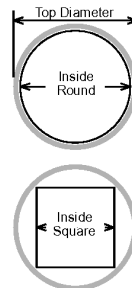
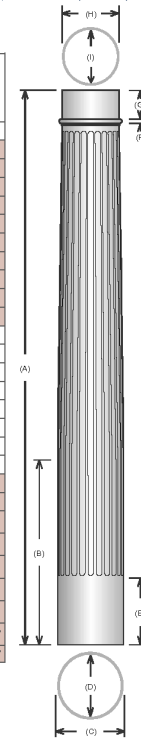
ROUND TAPERED SHAFTS (CONT'D):

Column Nominal Diameter	Shaft Height (A)	Shaft Bottom*		Shaft Top*		Space Available Inside Shaft:		Shaft Neck		Flute Width (2.4 ea.)	Straight Portion of Shaft: (B)
		Outside Diameter (C)	Inside Diameter (D)	Outside Diameter (H)	Inside Diameter (I)	For Round Post	For Square Post	Neck Height† (G)	Astragal Ring‡ (F)		
18"	8'	17 3/8"	15"	14 5/16"	12 3/4"	12 3/8"	8 5/16"	7 7/8"	1"	1 1/2"	13 3/8"
	9'										25 3/8"
	10'										37 3/8"
	12'										61 3/8"
	14'										85 3/8"
	16'										26 1/8"
	18'										50 1/8"
	20'										74 1/8"
	22'										98 1/8"
	24'										122 1/8"
20"	6'	19 3/8"	18"	16 5/16"	14 7/8"	14 1/2"	10"	9 3/16"	1 3/8"	1 11/16"	0"
	8'										22 1/4"
	10'										46 1/4"
	12'										70 1/4"
	14'										40 3/8"
	16'										64 3/8"
	18'										88 3/8"
	20'										112 3/8"
	22'										8"
	24'										32"
24"	8'	23 3/8"	22"	19 5/16"	18"	17 5/8"	12 3/16"	12"	1 5/8"	2 1/8"	56"
	10'										24 13/16"
	12'										48 13/16"
	14'										72 13/16"
	16'										96 13/16"
	18'										120 13/16"
	20'										144 13/16"
	22'										
	24'										

* Diameters may vary $\pm 1/8"$

† Neck Height is the distance from the top of the shaft to the top of the astragal ring, $\pm 1/8"$.

‡ Astragal ring is only the ring portion, and does not include the fillet and cove.



The "Space Available Inside Shaft" measurements are calculated at the top inside diameter (with $\pm 3/8"$ tolerance), when using Tuscan or Roman Doric caps. (Fluted columns may have reduced tolerances.)

When structural or composite Ornamental Capitals are used, the neck sleeve or plug will reduce the inside available space significantly. If the column will not be required to carry a load, it may be possible for the installer to modify or remove the neck sleeve or plug to allow more interior space. Please contact Turncraft Customer Service for more information.

These measurements are provided to assist in determining the correct column diameter to go around a load bearing post or lally column, or for clearance for water downspouts, conduits, etc. If a larger diameter is required, it may be possible to specify the Non-tapered Round columns instead.

LOAD CAPACITIES:

Round Tapered Column Shafts

Column Diameter	Concentric Load	Eccentric Load*
6"	6,000 lb.	6,000 lb.
8"	10,000 lb.	6,600 lb.
10"	14,000 lb.	10,720 lb.
12"	18,000 lb.	13,200 lb.
14"	20,000 lb.	11,520 lb.
16"	20,000 lb.	13,200 lb.
18"	20,000 lb.	9,040 lb.
20"	20,000 lb.	18,960 lb.
24"	20,000 lb.	13,200 lb.

*See testing documentation for full information on eccentric loading values.

Endura-Stone Column Specifications – 10-inch diameter.



WOOD PINE DECK POST CAP



**ADDS BEAUTY AND
PROTECTION TO
YOUR POST**



**FITS A NOMINAL
6-IN X 6-IN WOOD POST**

Proposed wood cap for second-floor deck.



Bundle #1 Grade 24" Western Red Cedar Hand-Split Shakes - Medium Thickness

★★★★★ 16 Reviews

#1 Grade 24" Western Red Cedar Hand-Split Shakes - Medium Thickness are the perfect low-maintenance addition to your home. High-quality and packaged in easy-to-carry bundles, these Cedar Shakes add beauty, texture, durability, and insulation to any roof.

Please call for a custom shipping quote if you need 10 or more bundles.

SKU: 24RWCMRSR5

\$159.95

Proposed shake shingles for siding repair.



Date: January 20, 2026

To: Norfolk Architectural Review Board
City of Norfolk Virginia

From: Elizabeth Nowak, Historic
Preservation Officer - Historic Preservation

Subject: #26-00348 DR to modify material
palette for community stage

Ward/Superward: 4 (Paige)/7 (Clanton)

Recommendation: Approval



Location of 2350 Berkley Avenue.

Approved:

Elizabeth Nowak
Historic Preservation Officer

#26-00348 Design Review Report Without Development Certificate

- I. **Property Address:** 2350 Berkley Avenue – Richard A. Tucker Memorial Library
- II. **Applicant Information**
Applicant: Work Program Architects
Property Owner: City of Norfolk
- III. **District Information**
Relevant Documents: NFK2050, plaNorfolk2030
Civic League: N/A
Date of Structure: N/A
Historic District: N/A
Contributing/Noncontributing: N/A
Zoning: IN – Institutional

IV. Project Description

In August 2025, a proposal to construct an outdoor stage at the Richard A. Tucker Memorial Library was recommended for approval by the Architectural Review Board and the City Planning Commission. The material palette for the stage consisted of a honed-face garnet-colored CMU, treated lumber, and metal that were compatible with the materials and colors of the library.

The contractor is unable to source the selected CMU—York Building Products Gemstone line in Claret—due to current lead times and the project timeline. To preserve the previously exhibited and approved color palette, a ground-face CMU in a matching red has been identified and is proposed as a replacement material. The color of the concrete is a near perfect match, however, the finish and aggregate are different. There is no discernible difference when rendering the material change in design software and likely will have only a few visual differences when seen from afar, however, there would be a difference up close when construction is completed.

V. Relevant Plans, Pattern Books, and Design Guidelines

NFK2050: Celebrating Our Community:

Goal 2

9. Invest in programs, such as Neighbors Building Neighborhoods, that build capacity and social capital among residents to work together to identify and mobilize the positive attributes of their neighborhood (assets), invest through improvements to their homes and neighborhood blocks, and position them as excellent places to live.

Goal 3

2. Sustain and equitably expand public art opportunities in every neighborhood.

Goal 4

11. Support Norfolk Parks & Recreation's efforts to increase programming for youth and seniors.

plaNorfolk2030: Chapter 10: Enjoying Daily Life

Daily Life Goal 1. Provide Norfolk residents with a rich variety of parks and recreational opportunities.

Outcome DL1.1. Variety of recreational programs and facilities at convenient locations.

Daily Life Goal 2. Provide the residents of Norfolk and the region with a variety of cultural opportunities.

Outcome DL2.1. Libraries that provide access to information for all residents, and support lifelong learning, cultural enrichment, and intellectual stimulation.

Outcome DL2.2. A variety of cultural and entertainment opportunities.

VI. Public Outreach

The applicant has collaborated with the Campostella Civic League and the Campostella Heights Civic League on the design of the community stage. As of July 28, 2025, Staff received a letter of support from the Campostella Civic League and the Campostella Heights Civic League regarding the application in summer 2025.

VII. Evaluation and Recommendation

Staff recommends approval of the requested change of material with a condition.

The new performance area and stage, which were proposed before the adoption of NFK2050, meet Daily Life Goals identified in plaNorfolk2030 and meet goals included in the recently adopted NFK2050. These goals include providing a variety of recreational programs and facilities at convenient locations, as well as offering residents cultural and entertainment opportunities.

The applicant has worked with the Southside community on the design of the performance area. The stage design draws inspiration from the Richard A. Tucker Memorial Library and Southside Aquatics Center, incorporating the sloped shed roof form and drawing on similar material, color, and finish to the buildings on site.

While a honed face typically presents a more polished aesthetic, in Staff's opinion the proposed ground face CMU maintains the overall feel of the approved material palette and may provide a stronger contrast to the wood proposed for the stage canopy than the more mottled look of the original CMU. A honed face on CMU is more durable than a ground face and Staff has spoken with the applicant about whether any other honed-face CMU products are available in a timeframe that would meet the project timeline. The applicant is currently working on researching options.

As the applicant continues to research and as Staff believes that the proposed replacement material is compatible with the overall development of the Richard A. Tucker Memorial Library campus and will not detract from the original design, Staff recommends approval with a condition that confirmation is provided that no other honed face options are available. Timely completion of this project is critical to providing this amenity space for the Southside community and program planning for 2026.

Staff recommends approval with the following condition:

1. The applicant shall research and confirm with City Staff that no other similarly colored, honed-faced CMU is available to complete the project within the established project timeline.

VIII. Site Photographs



Location of 2350 Berkley Avenue. Pictometry, 2025.



Site overview of project site.



EXISTING SITE CONTEXT

Existing site context: Richard A. Tucker Memorial Library and Southside Aquatics Center.

IX. Material Information



CONCRETE MASONRY UNIT
 YORK BUILDING PRODUCTS – GEMSTONE, CLARET



PERFORATED METAL PANEL
 PAC-CLAD PETERSEN - 1/8" ROUND



LUMBER
 NATURAL-TONE STAIN, PRESERVATIVE TREATED



TPO ROOFING
 MEDIUM-DARK GREY, THERMOPLASTIC POLYOLEFIN



BLACK RAILS AND STEEL ASSEMBLIES
 PIPE AND TUBE RAIL

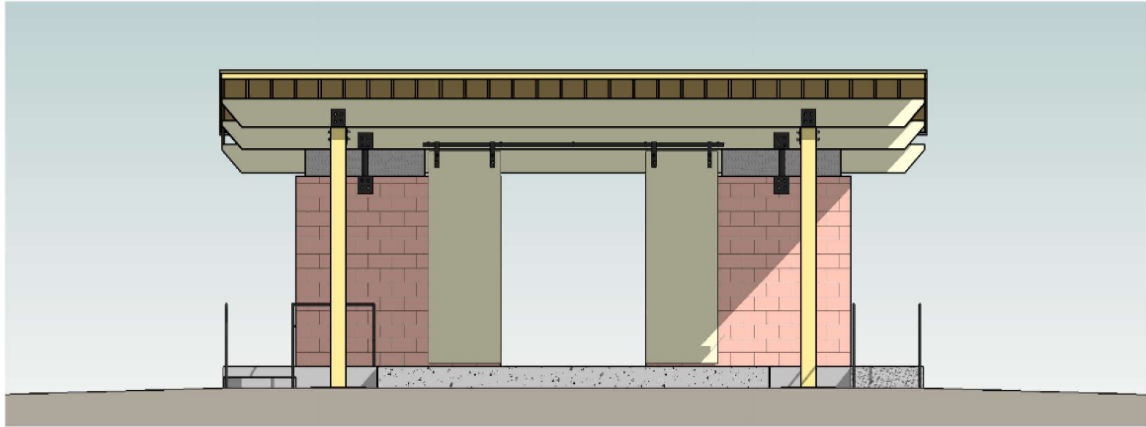
MATERIAL PALETTE

Approved material palette.



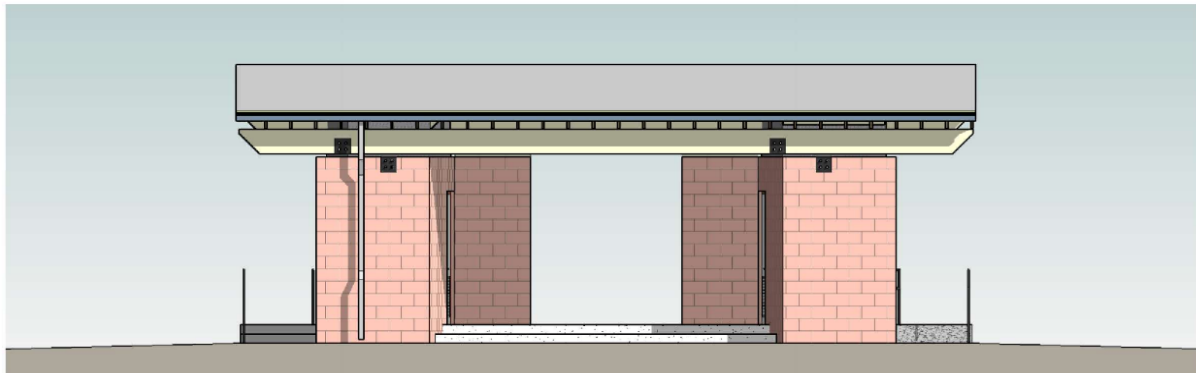
Proposed new ground face CMU compared to approved CMU.

X. Elevations



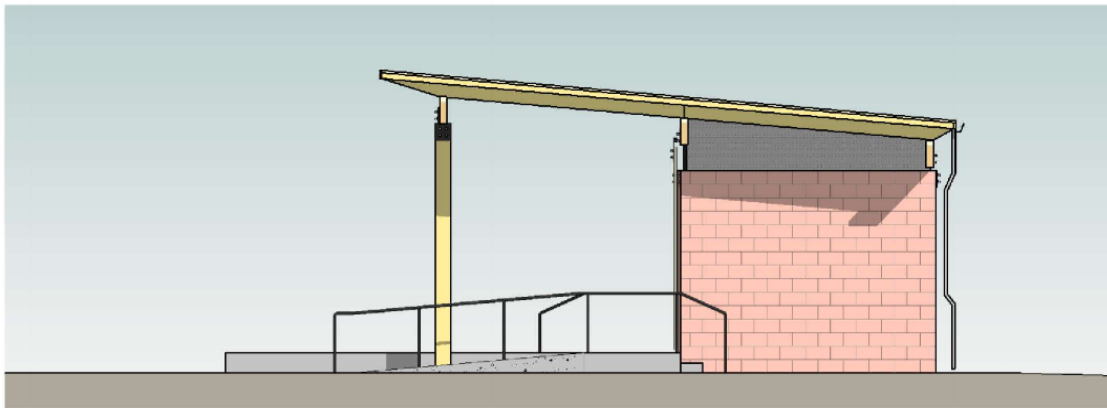
1 BUILDING ELEVATION - NORTH
1/4" = 1'-0"

North elevation.



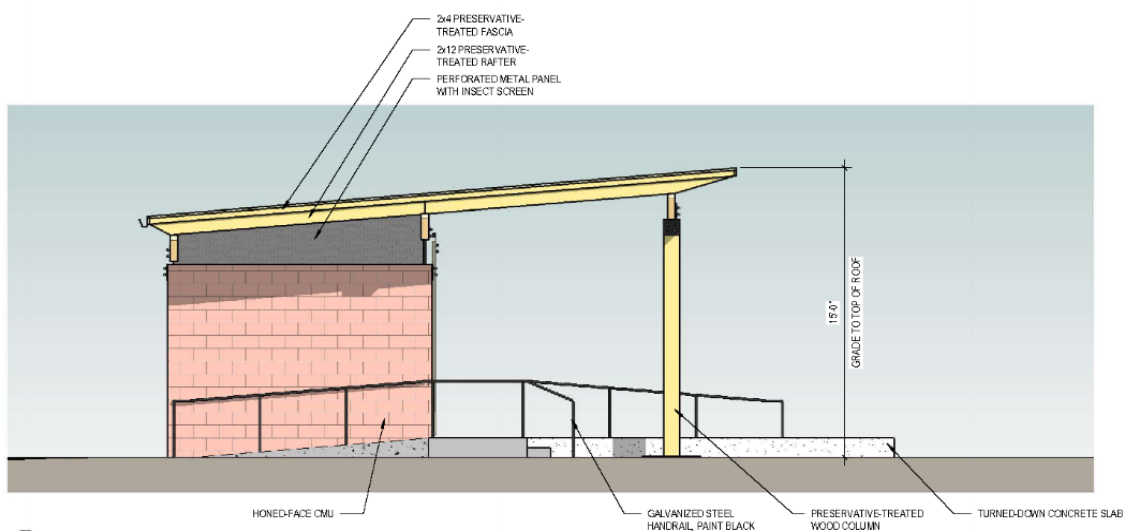
2 BUILDING ELEVATION - SOUTH
1/4" = 1'-0"

South elevation.



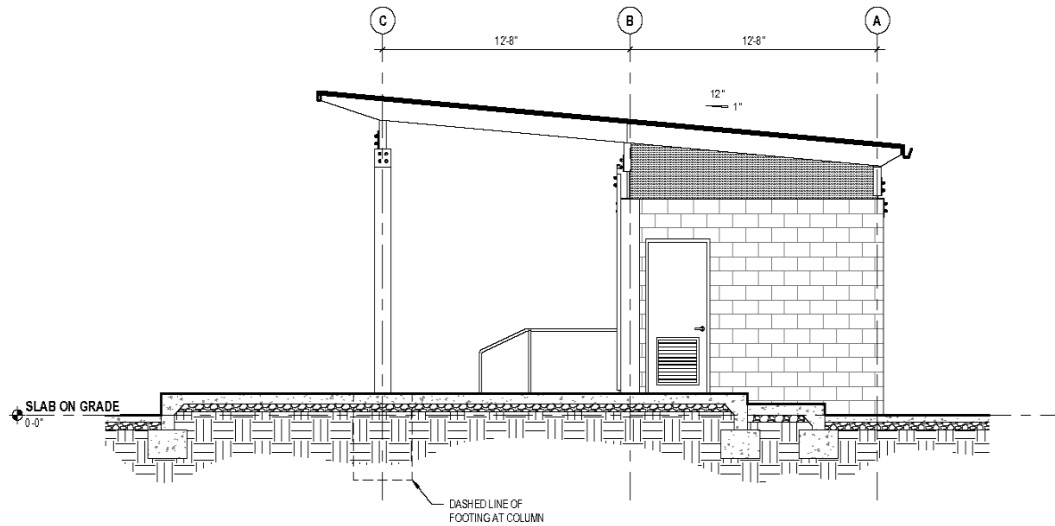
3 BUILDING ELEVATION - WEST
 1/4" = 1'-0"

West elevation.



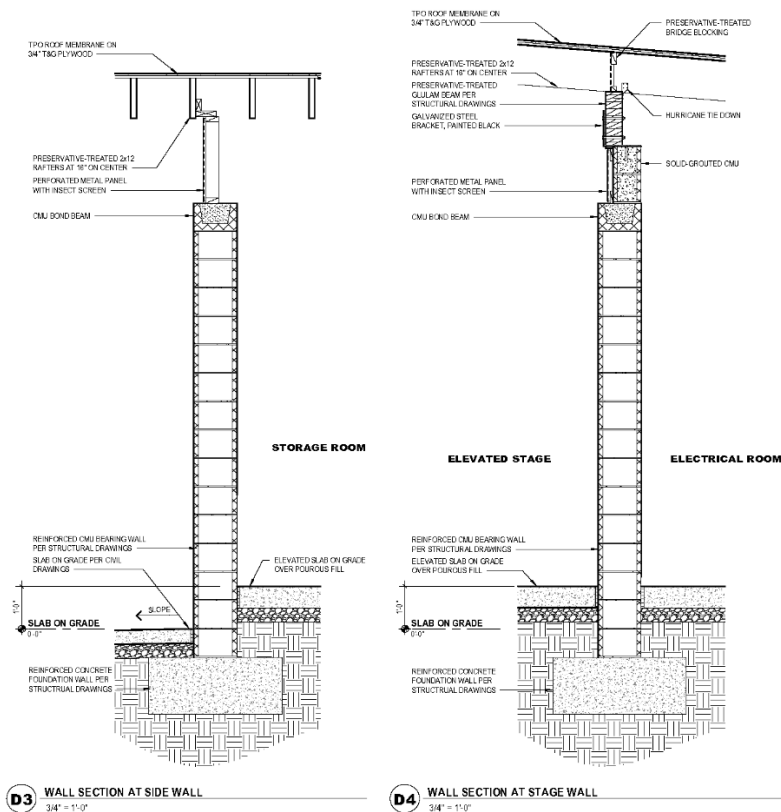
4 BUILDING ELEVATION - EAST
 1/4" = 1'-0"

East elevation.

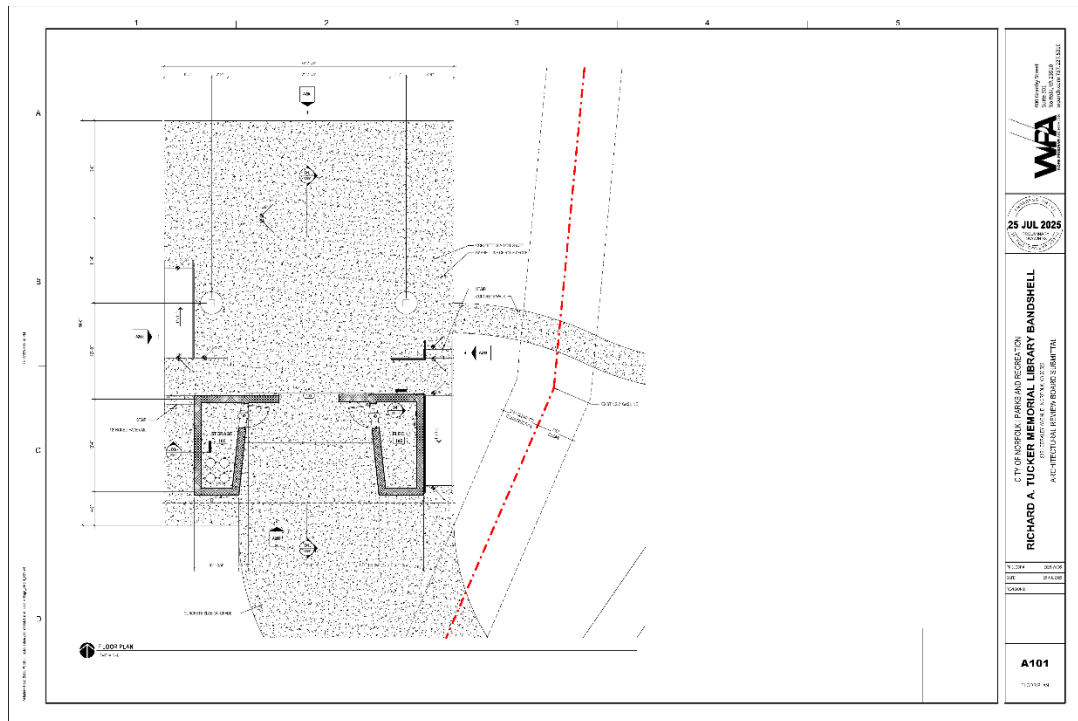


D1 BUILDING SECTION - LONGITUDINAL
1/4" = 1'-0"

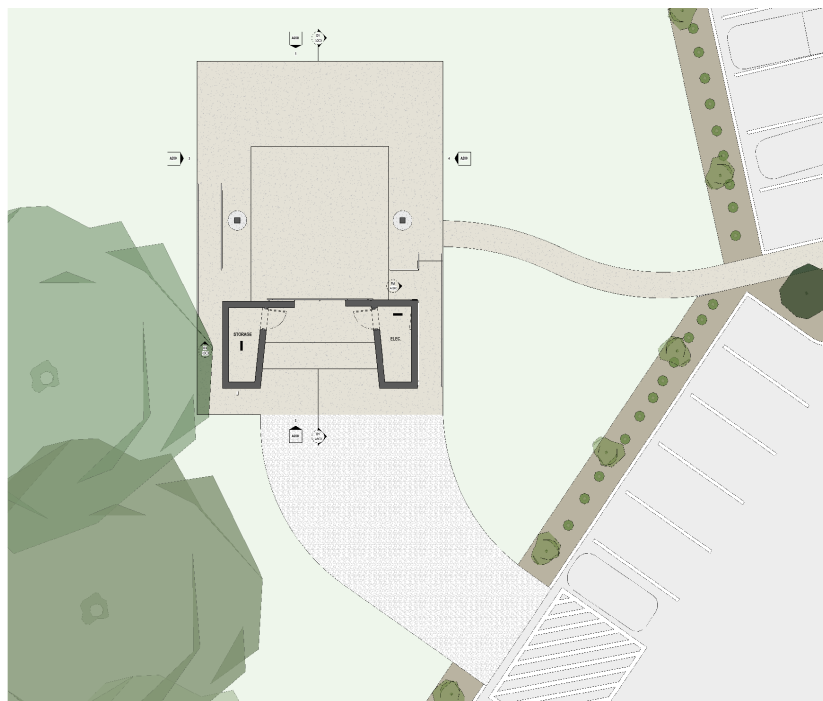
Building section.



Wall sections.



Floor plan.



Color floor plan.

XI. Renderings



Rendering of stage.



Rendering of stage from parking lot.



Rendering of the rear of the stage from the parking lot.



Rendering of the stage from the parking lot.



Rendering of the stage from green space.

