

**COMMISSION OF ARCHITECTURAL REVIEW
STAFF REPORT
July 28, 2015 Meeting**

13. **CAR No. 15-077** (Sterling Builder, LLC) **2401 East Marshall St./313 North 24th St.
St. John's Church Old and Historic District**

Project Description: **Construct a new mixed use building and
an addition to an existing structure.**

Staff Contact: **J. Hill**

The applicant requests conceptual review of a proposal to construct a mixed use project which will include multifamily residential units, commercial units, and civic space in the St. John's Church Old and Historic District. The project will be located on two parcels, 2401 East Marshall and 313 North 24th Street, which are adjacent to Patrick Henry Memorial Park and in close proximity to Saint John's Episcopal Church.

The project was presented at the June 23, 2015, the project was deferred and the Commission requested the following additional information:

- *Locations of the joints in the cementitious siding.* The cementitious-siding panels have been replaced with 7.25", smooth HardiePlank lap siding with a 6" exposure.
- *Provide additional fenestration on the second story at the corner of N. 24th and E. Marshall streets.* Drawing A03, in the revised submission, shows additional fenestration at the corner of N. 24th and E. Marshall streets. An additional window has been added to each elevation.
- *Details of the porches to include materials and dimensions of all elements.* The porches will be 6' deep, 10'-6" in height to the lower edge of the fascia, and the lengths will vary on location but be continuous across the faces of the cementitious-sided portions of the buildings. The decks will be painted wood and the roofs will be EPDM. The use and location of painted plaster for the porch ceiling or fascia needs to be clarified. No materials or treatments were specified for the columns and handrails at the steps on the west elevation.
- *Details of the proposed brick and wood cornices.* A typical cornice detail is included on sheet A03 of the revised submission. The cornice detail is the same for both the brick and wood siding and is continuous along the face of the buildings. The cornice will be constructed of smooth Hardie trim materials.
- *Details of the proposed trash and HVAC locations and enclosures.* The location of the trash enclosure is indicated on drawing A01 and the elevations for the enclosure are shown on sheet A04. The fenestration pattern on the first story of the east elevation has been altered to accommodate the trash enclosure. The trash enclosure will be clad with smooth Hardie board siding.

The HVAC condensers will be located on the roofs as indicated on sheets A03 and A04.

- *Elevation drawings of the street facades which show the relationship of the cornice height and roof heights of the new buildings and the building addition to the cornice height and roof heights of the existing surrounding building facades to include the buildings across N. 24th Street and E. Marshall and east on E. Marshall.* Contextual elevation drawings are included on sheet A3.1 in the revised submission. While the drawings are not dimensioned they do convey the relative scale of the proposed buildings and the surrounding existing elevations.
- *Details of the proposed paint colors.* The only color that is specified in the application is the HardiePlank lap siding that will be Arctic White. It is assumed that this is the color selection for all Hardie products used on the project. The doors, windows and storefront are called out as “aluminum” on the drawings and there is a bronze aluminum fascia above the storefront. The brick color is as indicated on the drawings. A brick sample has not been submitted.
- *Details on changes needed to maintain the fenestration pattern found in the neighborhood by replacing the double window and doors on the residential portions of the north and west elevations with single windows and doors.* Drawing A03, in the revised submission, shows a new fenestration pattern on the first story that consists of a single door with a transom and sidelight and pairs of French doors with transoms. The fenestration pattern on the second story has been simplified to include three single window openings. The first story windows are aligned with the second story windows and reflect the three bay, ranked organization found throughout the historic district.
- *Discussion on how to preserve the existing trees on the property near the parking area.* The Proposed Ground Floor Plan, sheet A01, indicates one existing tree being preserved in the parking lot. The drawing does not address the existing trees on the south (park), north (parking lot) elevation of the building or along the western edge of the parking lot. There is not a complete understanding of the number and location of existing trees and how they will be preserved.
- *Details for maintaining the window sill on the two historic windows on the front façade of the existing structure.* Sheet A03 in the revised submission illustrates the retention of and the restoration of the sills on the historic openings on the west elevation of the existing structure.

Details for the glass railing on the roof of the existing building are also included in the revised submission.

Staff has found that the following items need to be addressed prior to final review:

- *Additional information is needed for the porch materials and treatments. The use of painted plaster needs to be clarified and materials for the steps, columns, and handrails needs to be indicated.*
- *Additional information is needed for the brick to be used in the new construction. A photograph of the proposed sample next to the existing brick and the sample should be provided to staff.*
- *Additional information is needed for the locations of existing trees and which ones will be retained as part of the project.*