

3. COA-052426-2019

PUBLIC HEARING DATE

April 23, 2019

PROPERTY ADDRESS

1000-1004 West Franklin Street

DISTRICT

West Franklin Street

APPLICANT

R. Nixon

STAFF CONTACT

C. Jeffries

Commission of Architectural Review

STAFF REPORT

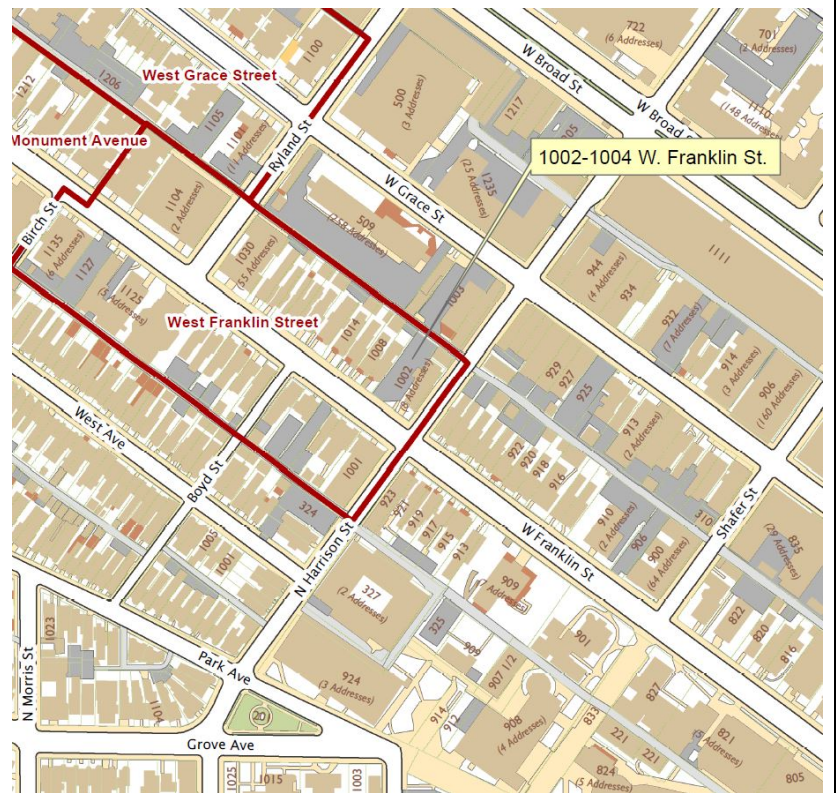


PROJECT DESCRIPTION

Construct a new multi-family residence.

PROJECT DETAILS

- The applicant is seeking approval for the construction of a three-and-a-half-story four-bay apartment building. The building is designed to appear as a double house, with single bay entries and two-story projecting bays, arched dormers, paired windows, and a false mansard roof.
- The rear of the building will be elevated on brick piers to allow for parking on the ground level. Above the parking area will be a two-story secondary massing with fiber cement on the side elevations and brick on the rear.
- The applicant is pursuing State and Federal tax credits, however staff has confirmed with DHR that the proposed design will require revisions and approval to comply with the conditions of the Part II approval.
- The applicant is proposing to use the following materials:
 - Brick and split face masonry
 - Fiber cement siding
 - Composite or faux slate
 - Aluminum clad wood windows
 - Metal railings
- A small one-story addition on the existing building will be demolished.
- The applicant is also proposing to rehabilitate the existing building on the property, including removing stairways on the Harrison Street elevation and removing a fire escape on the west elevation.



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STAFF RECOMMENDATION

APPROVE WITH CONDITIONS

PREVIOUS REVIEWS

The Commission conceptually reviewed the application in February 2019. The Commission was generally in support of the application and staff recommendations, noting that the Department of Historic Resources was also

reviewing the project. The Commission noted that the existing buildings have a continuous horizontal line and that this decorative element should be incorporated in the new construction. A further suggestion was made that this could be achieved with a window sill or header. A suggestion was also made to address some of the brick massing in the rear of the building. The Commission also expressed interest in additional information regarding the small addition that the applicant proposes to demolish. The design has not been significantly altered for final review.

SURROUNDING CONTEXT

The proposed new construction will be located on the north side of West Franklin Street between two historic houses. The applicant intends to split an existing large corner lot to create a new building lot. The area is currently developed with a parking lot which serves the adjacent building. Historically, this area was vacant. The surrounding area is developed with two to three-and-a-half story brick and stone houses. The majority of these houses have a one-story one-bay entrance porch, a three-story projecting bay, a false mansard roof, and rusticated stone on the first story. Across the street is a three-story Renaissance Revival building and a five-story Georgian Revival building. The west end of this block of West Franklin Street is developed with three-story three-bay brick Georgian Revival homes.

STAFF RECOMMENDED CONDITIONS

- A horizontal element be added to the facade, such as an unbroken cornice or a window sill or header band.
- The transoms on the third story be removed to be more consistent with patterns in the district.
- The work be performed in conformance with the Part II Tax Credit application approval and conditions and the applicant submit any additional conditions subsequently imposed by DHR or the National Park Service to CAR staff for administrative review and approval.
- A revised façade design that reflects the Part II conditions be submitted to staff for administrative review and approval.

STAFF ANALYSIS

Siting Pg. 46, #2	<i>New residential infill construction should respect the prevailing front and side yard setback patterns in the surrounding district.</i>	The site plan indicates that the proposed building will align with the adjacent buildings.
Siting Pg. 46, #3	<i>New buildings should face the most prominent street bordering the site.</i>	The structure addresses West Franklin Street.
Form Pg. 46, #1	<i>New construction should use a building form compatible with that found elsewhere in the district.</i>	<p>The project utilizes elements found on structures nearby including a two-bay façade, false mansard roof, front porch, projecting bay, and three-and-a-half-story height.</p> <p>The proposed projecting bay is consistent with patterns found on the block, which include bay windows and round towers. During conceptual review the Commission voiced concern about the lack of a horizontal element on the façade. <u>Staff recommends a horizontal element, such as an unbroken cornice or a window sill or header band, be added to the façade.</u></p> <p><u>Staff recommends the work be performed in conformance with the Part II Tax Credit application approval and conditions and the applicant submit any additional conditions subsequently imposed by DHR or the National Park Service to CAR staff for administrative review and approval.</u> Staff has been informed by DHR that the proposed design, which was not altered</p>

		significantly for the current submission, does not meet the conditions of the Part II approval for the project. DHR staff indicate that the façade will need to be revised and resubmitted for review and final approval. <u>Staff recommends that the façade design be revised to comply with the Part II conditions</u> ; the new dormers should be a simple, flat or gabled design instead of arched, and the windows at the third-floor balconies should not have an arched transom projecting over the top of gutter line; <u>and that the revised design be submitted to CAR staff for review</u> . If the revised design is determined by staff to be a substantial change, the design will need to return to the Commission for approval.
Form Pg. 46, #3	<i>New residential construction should incorporate human-scale elements such as cornices, porches and front steps.</i>	The proposed project incorporates human-scale elements including front porches, front steps and a cornice.
Massing Pg. 47, #1	<i>New residential construction should respect the typical height of surrounding residential buildings.</i>	The typical heights of the surrounding buildings are three-and-a-half stories. The proposed structure is also three-and-a-half stories.
Doors & Windows Pg. 49, #3	<i>The size, proportion, and spacing patterns of doors and window openings should be compatible with patterns established in the district.</i>	The proposed windows are vertically aligned and symmetrically placed, which is consistent with patterns in the district. The applicant is proposing casement windows with transoms. Many of the historic houses on the block have double hung windows with transoms on the lower floors only. <u>Staff recommends the transoms on the third story be removed to be more consistent with patterns in the district.</u>
Massing Pg. 47, #3	<i>The cornice height should be compatible with that of adjacent buildings.</i>	The proposed porch and cornice heights appear to be consistent with the adjacent buildings.
Materials Pg. 47, #2, 4	<i>Materials used in new construction should be visually compatible with original materials used throughout the district. Vinyl, asphalt, and aluminum siding are not permitted.</i>	The front massing of the building will be clad in brick with composite or faux slate and composite trim. The aluminum clad wood casement windows will be capped with masonry headers on the façade. The plans also note that the front porch and basement will consist of split face masonry. Staff finds that when two materials are present on the façade of the historic buildings on the block, the rusticated material covers the entire first story. Staff recommends the split face masonry also clad the first story of the projecting bays, to be consistent with patterns found on the block.
Standards for Demolition, pg. 82	<i>According to Sec. 114-930.7(d) and 114-930.9 of the Historic Preservation Ordinance: The Commission shall not issue a Certificate of Appropriateness for demolition of any building or structure within an Old and Historic District unless the</i>	A one-story addition to 1000 West Franklin Street will be demolished. The addition is a one-story masonry structure with a decorative cornice which appears in the 1950 Sanborn map. The small addition was constructed in 1935 to provide additional space for an X-ray exam room for a doctor's office that operated in the building at the time. The addition post-dates the period of significance for the National Register District and is not architecturally significant. <u>Staff finds that with the alterations noted above, the addition will</u>

applicant can show that there are no feasible alternatives to demolition. The demolition of historic buildings and elements in Old and Historic Districts is strongly discouraged.

be replaced with compatible infill construction which will have a positive effect on the overall district and recommends approval of the proposed demolition.

Administrative Approval Guidelines of Removal of Non-historic Elements

*The Commission Secretary may determine that any of the following elements are non-historic and may administratively approve their removal:
4. Contemporary porch columns, non-historic stairs or decks.*

Staff finds that the removal of non-historic elements on the existing building is consistent with the Guidelines and recommends approval of the removal of the stairs and fire escape.

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

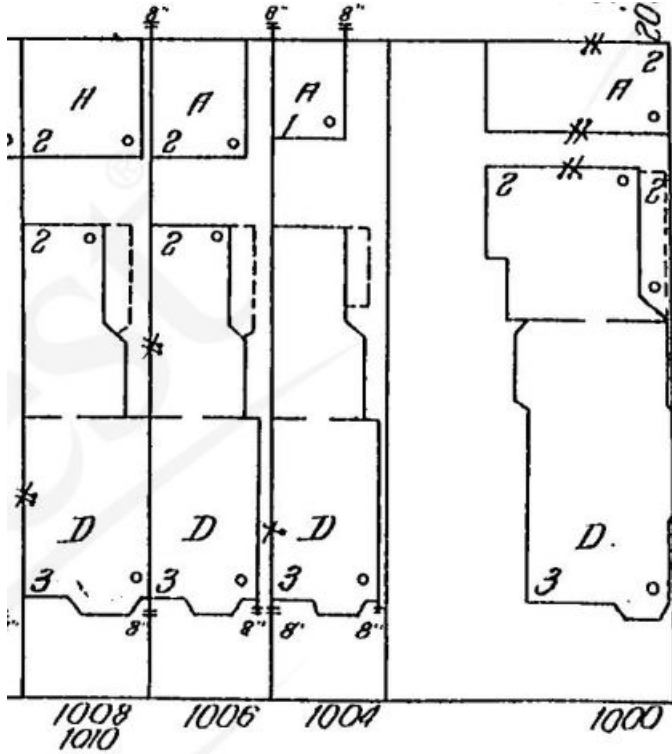


Figure 1. 1924 Sanborn map



Figure 2. 1000-1002 West Franklin Street



Figure 3. North side of West Franklin Street



Figure 4. South side of West Franklin Street