



Staff Report
City of Richmond, Virginia



Commission of Architectural Review

8. COA-119137-2022	Conceptual Review	Meeting Date: 10/25/2022
Applicant/Petitioner	Will Gillette/ Mark Baker	
Project Description	Construct two, semi-attached, single-family dwellings on a vacant lot.	
Project Location		
Address: 2900-2902 E. Franklin		
Historic District: St. John's Church		
High-Level Details: <ul style="list-style-type: none"> The applicant proposes to construct two new, single-family, attached, three-story dwellings with recessed third floors. The new construction will be contemporary in design, featuring a front projecting bay and a single-story, single-bay, covered front porch. The front projecting bay will feature vertical siding and panels, while the remainder of the dwelling will be clad in horizontal siding. A majority of the dwellings on this block are new construction. 		
Staff Recommendation	Conceptual Review	
Staff Contact	Samantha Lewis, 804-646-5207, Samantha.lewis@rva.gov	
Previous Reviews	None.	
Staff Recommendations	<ul style="list-style-type: none"> Window and door schedule be submitted for administrative review and approval. Staff recommends HVAC equipment be located in the rear and not visible from E. Franklin Street. 	
Related Reviews	<ul style="list-style-type: none"> 2906 E Franklin St (COA-107937-2022) 	

Staff Analysis

Guideline Reference	Reference Text	Analysis
Siting, pg. 46, #2-3	<p><i>2. New residential infill construction should respect the prevailing front and side yard setback patterns of the surrounding block. The minimum setbacks evident in most districts reinforce the traditional street wall.</i></p> <p><i>3. New buildings should face the most prominent street bordering the site.</i></p>	<p>The new construction will face the most prominent street, E. Franklin Street and will have a similar setback pattern to the existing dwellings on the block.</p>
Form, pg. 46, #1-3	<p><i>1. New construction should use a building form compatible with that found elsewhere in the district.</i></p> <p><i>2. New residential construction should maintain the existing human scale of nearby historic residential construction in the district.</i></p> <p><i>3. New residential construction and additions should incorporate human-scale elements such as cornices, porches and front steps into their design.</i></p>	<p>The new construction will be three stories with a recessed third-story and will be two-bays wide.</p> <p>A majority of the examples of new construction on this block of E. Franklin Street consist of three stories on the front façade.</p> <p>This proposal features a recessed third floor on the front façade.</p> <p>The new construction will maintain the human scale of the block by including covered front porches.</p>
Height, Width, Proportion, & Massing, pg. 47, #1-3	<p><i>1. New residential construction should respect the typical height of surrounding residential buildings.</i></p> <p><i>2. New residential construction should respect the vertical orientation typical of other residential properties in surrounding historic districts.</i></p> <p><i>3. The cornice height should be compatible with that of adjacent historic buildings.</i></p>	<p>While the new construction is taller than the immediately adjacent historic building, it is similar in height to the new construction on the block.</p> <p>The new construction will respect the vertical orientation of other buildings on the block.</p> <p>From the context drawings provided to staff, it appears that the cornice line of the new building will align with the neighboring historic building, however due to the steep grade of this block, there is not an established cornice line amongst the existing buildings.</p>
Materials and Colors, pg. 47, #2-4	<p><i>2. Materials used in new residential construction should be visually compatible with original materials used throughout the district</i></p> <p><i>3. Paint colors used should be similar to the historically appropriate colors already found in the district.</i></p> <p><i>4. Vinyl, asphalt, and aluminum siding are not permitted for use in City Old and</i></p>	<p>The new construction will utilize hardiplank and panel siding, solid wood and glass doors, composite decking, TPO roofing, and a contemporary metal railings with horizontal slats.</p> <p>Staff notes that the projecting bay will feature vertical board and batten siding. Staff notes that vertical siding is generally not an appropriate cladding material within City Old and Historic Districts, however the</p>

	<i>historic Districts. Other synthetic siding materials with a smooth, untextured finish may be allowed in limited cases, but approval by the Commission is always required.</i>	Commission did not express concern over this material during the conceptual review of a similar project, 2906 E Franklin, submitted by the same applicant. Staff recommends approval of the use of vertical siding on the projecting bay.
New Construction, Porches and Porch Details, #5, pg. 49	<i>5. Porch roofs are encouraged to utilize standing- or flat-lock metal seam roofs that are hand-seamed, or closely approximate handseaming.</i>	The front porch roof will be metal and have a flat roof form.
New Construction, Doors and Windows, #3, pg. 49	<i>The size, proportion, and spacing patterns of doors and window openings on free standing, new construction should be compatible with patterns established within the district.</i>	<u>Staff recommends that a window and door schedule be submitted for administrative review and approval.</u>
Mechanical Equipment, pg. 68	<i>The visual impact of new mechanical equipment should be minimized to protect the historic character of the district.</i>	<u>Staff recommends HVAC equipment be located in the rear and not visible from E. Franklin Street.</u>

Figures



Figure 1. Site and grade change.



Figure 1. The three existing neighboring buildings

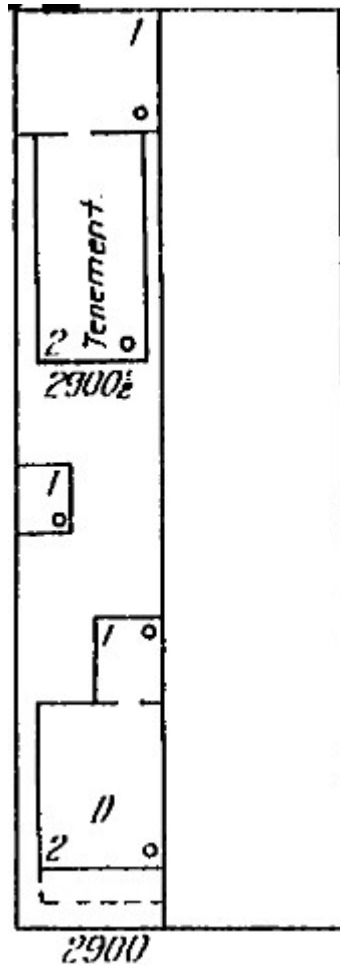


Figure 2. 1924-1925 Sanborn Map