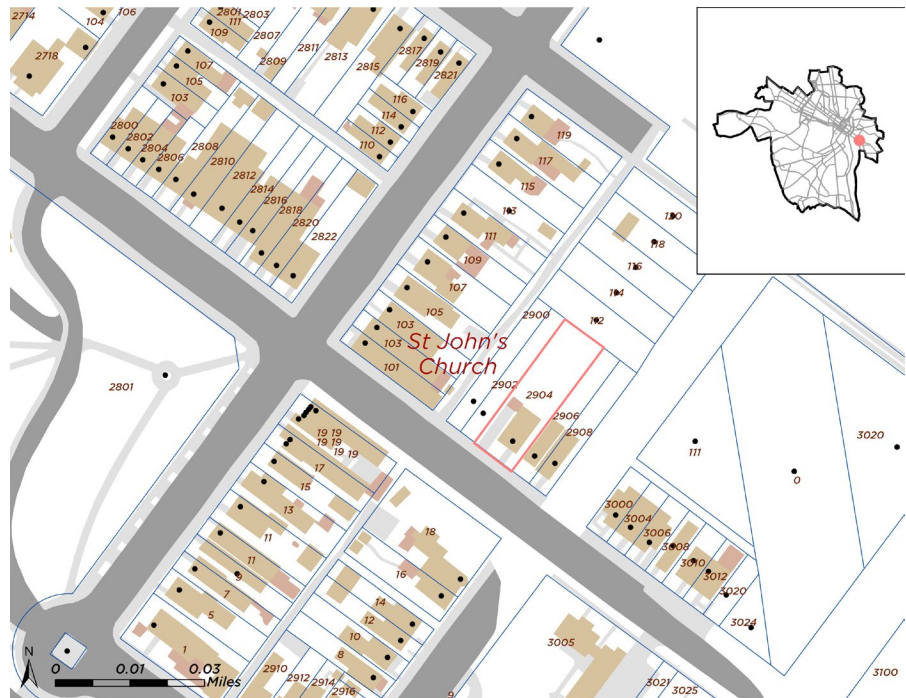




Staff Report
City of Richmond, Virginia

Commission of Architectural Review

1. COA-134299-2023	Final Review	Meeting Date: 8/22/2023
Applicant/Petitioner	Will Gillette, Baker Development	
Project Description	Construct a new three-story single family, detached dwelling.	
Project Location		
Address: 2904.5 East Franklin Street		
Historic District: St. Johns Church		
High-Level Details:		
<ul style="list-style-type: none">• The applicant proposes to construct one, new three-story residential dwelling.• The proposed dwelling will be a contemporary design, with a false mansard roof and a full front porch.• The proposed dwelling will be clad in horizontal, fiber cement siding, which will have a similar appearance as the neighboring historic dwelling.• All of the dwellings on the block are new construction except 2904 East Franklin Street		
Staff Recommendation	Approval	
Staff Contact	Annie Delaroderie, anne.delaroderie@rva.gov , 804-646-6335.	
Previous Reviews	<p>The Commission conceptually reviewed this application at the June 27, 2023 meeting. Overall, the Commission was supportive of the contemporary design and had few recommendations. The commission discussed the steepness of the proposed roof and grouping of the windows on the second floor. One commission member discussed the compatibility of the porch roof and suggested adding a cornice to the façade.</p> <p>The applicant has resolved the requests of Staff and the Commission.</p>	
Staff Recommendations	<p>Staff recommends:</p> <ul style="list-style-type: none">• Final window and door plans be submitted to staff for Administrative review and approval. Windows be wood or aluminum clad.	

Staff Analysis

Guideline Reference	Reference Text	Analysis
Standards For New Construction, page 46	<i>All new residential and commercial construction, whether in the form of additions or entire buildings should be compatible with the historic features that characterize the setting and context. To protect the context of the surrounding historic district, new construction should reference the materials, features, size, scale, proportions, and massing of the existing historic buildings in its setting.</i>	This block is all recent construction except for the historic dwelling located at 2904 East Franklin Street. 2904 East Franklin has a flat roof, corbel moldings, and pedimented arches above the windows. While the new dwelling, will be taller than the historic building, it will be similar in height to the recently constructed buildings. The cornice line on the proposed dwelling has been altered to include simple cornice detailing between the second and third floors.
Standards For New Construction: Siting, page 46	<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>	The proposed dwelling and recently constructed dwellings on the 29 th and 30 th blocks of East Franklin Street have the same front yard setback and similar side-yard setbacks.
Standards For New Construction: Form, page 46	<i>1. New construction should use a building form compatible with that found elsewhere in the historic district. Building form refers to the specific combination of massing, size, symmetry, proportions, projections, and roof shapes that lend identity to a building.</i>	Buildings within this historic district are comprised of two- and three-story residential dwellings. <u>Staff recommends all final window and door materials be submitted for Administrative Review. Staff recommends all windows be wooden or aluminum clad.</u>
Standards For New Construction: Form, page 46	<i>2. New residential construction should maintain the existing human scale of nearby historic, residential construction in the district.</i>	The proposed dwelling, along with the historic 2904 and new dwellings in the southeast end of East Franklin have front entrances just above their front yard. New multi-family buildings constructed in the 30 th block have taller foundations due to the change in elevation of the street.
Standards For New Construction: Form, page 46	<i>3. New residential construction and additions should incorporate human-scale elements such as cornices, porches, and front steps into their design. In Richmond, porches were an integral part of residential design.</i>	The recently constructed buildings in the southeast part of the block have small front porches. The historic 2904 East Franklin Street and the proposed, adjacent building have full, front porches.
Standards for New Construction: Height, Width, Proportion & Massing, page 47	<i>1. New residential construction should respect the typical height of surrounding, residential buildings.</i>	The new dwelling at 2904.5 will be shorter than the approved buildings at 2900-2902, that will be built west of the new building.
Standards for New Construction: Materials & Colors, page 47	<i>2. Materials used in new residential construction should be visually compatible with original materials used throughout the district.</i>	The new dwelling will be built with fiber cement siding, which will have a similar appearance to the historic 2904 East Franklin. The historic dwelling originally had wooden siding, which has been replaced with vinyl and aluminum siding.

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

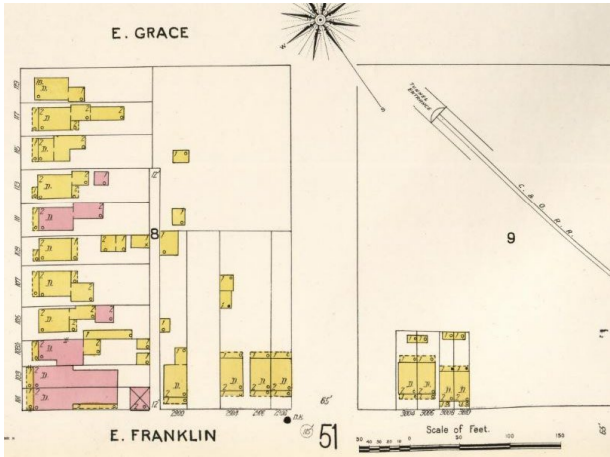


Figure 1. Sanborn map from 1905. According to this map, residential dwellings at 2900, 2904, 2906, 2908, 3004, 3006, 3008 and 3010 had been built by 1905.

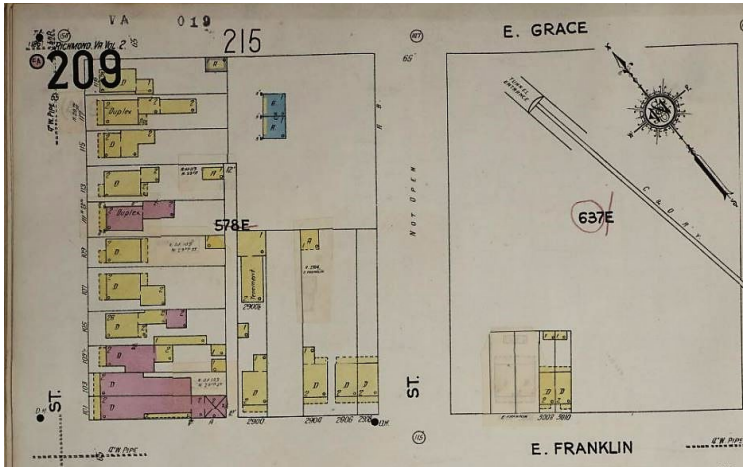


Figure 2. Sanborn Map from 1950. By 1950, this block had begun to change. The two dwellings, 3004 and 3006 had been demolished by 1950.



Figure 3. Photograph of 2904 East Franklin Street. This is the only extant historic building on this section of East Franklin Street and the building was constructed in 1888.



Figure 4. Photograph of 2908 East Franklin Street. This building's design was approved in June 2016 and the building was completed in 2017. The new building located at 2904.5 will have a similar design as this building.



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Figure 5. View of 2904 East Franklin Street. The driveway west of 2904 East Franklin Street is the proposed location for 2904.5 East Franklin Street.



Figure 6.
View of 2904, 2906 and 2908 East Franklin Street.



Figure 7. View of the proposed lot for 2900-2902 and 2904.5 East Franklin Street. Plans for 2900-2902 were approved in November 2022.



Figure 8. View of the overgrown, vacant lot across from 2904 East Franklin Street.



Figure 9. View of the houses located at 2904 and 2906 East Franklin Street. The plans for number 2906 were approved in March 2022 and the building was completed in 2023.



Figure 10. View of 3005 East Franklin Street. This building was constructed in 2016 and is located southeast of 2904 East Franklin Street.



Figure 11. View of the two buildings located at 3007 and 3005 East Franklin Street. The left building, 3007 was built in 1964 and completely renovated in 2016.



Figure 12. View of the recently built residential dwellings at 3000 to 3012 East Franklin Street. These buildings are east of the proposed 2904.5 lot. Plans for 3000 to 3006 East Franklin were approved in December 2016 and the building was completed in 2019. Plans for 3008 to 3012 East Franklin were approved in January 2016. 3008 East Franklin was completed in 2017, while 3010 and 3012 East Franklin were completed in 2016.



Figure 13. View of 101 North 29th Street, which was constructed in 1891. This house is on the northwest side of the intersection of 29th and Franklin Streets. The south side of this house is along East Franklin Street. The rear of the house has had several additions in recent years and is due west of 2904 East Franklin Street.



Figure 14. View of 19 and 17 North 29th Street, located south of the intersection of 29th and East Franklin Streets. Number 19 was constructed in 1850 while, number 17 dates to 1909. The south section of North 29th Street, due west of the proposed new building, is an intact historic block. The east side of East Franklin Street has greatly changed over the past several decades with only one historic building visibly intact.