



Staff Report
City of Richmond, Virginia



Commission of Architectural Review

9. COA-105886-2022	Conceptual Review Meeting Date: 2/22/2022
Applicant/Petitioner	Baker Development Resources
Project Description	Construct a new, 3-story, single-family, detached residence on a vacant lot.
Project Location	
Address: 2906 E. Franklin	
Historic District: St. John's Church	
High-Level Details: <ul style="list-style-type: none"> The applicant proposes to construct a new, single-family, detached, three-story dwelling with recessed third floor. 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	Alex Dandridge, alex.dandridge@richmondgov.com , (804) 646-6569
Previous Reviews	None.
Staff Recommendations	<p>Staff recommends the following:</p> <ul style="list-style-type: none"> To be in-keeping with the existing new construction in the immediate area, the applicant consider not including a setback third floor, but rather a full third floor with either a prominent cornice or visible roof form with a setback at the rear; or applicant provide a line of sight and context drawing with the final submission that demonstrates the visibility of the recessed third floor from E. Franklin Street from a higher and lower elevation than the subject property The second floor, right side window closest to E. Franklin Street match the style and dimensions of the window directly beneath it. Staff recommends that a window schedule be submitted for final review.

	<ul style="list-style-type: none"> Staff recommends that the location of all HVAC equipment (location and screening) be submitted for final review.
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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. While the Commission has approved this building form in the past, there is generally means to adequately obscure the recessed third floor, which when visible is not a compatible form in historic districts. Due to the steep decline of E. Franklin Street in this location, Staff believes that the recessed third floor could be visible from atop the hill at the intersection of E. Franklin Street and N. 29th Street. Therefore, <u>Staff recommends the following:</u></p> <ul style="list-style-type: none"> - <u>that to be in-keeping with the existing new construction in the immediate area, the applicant consider not including a setback third floor, but rather a full third floor with either a prominent cornice or visible roof form with a setback at the rear; or</u> - <u>Applicant provide a line of sight and context drawing with the final submission that demonstrates the visibility of the recessed third floor from E. Franklin Street from a higher and lower elevation than the subject property.</u> <p>The new construction will maintain the human scale of the block by including a covered front porch.</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</i></p>	<p>While the new construction is taller than the neighboring historic buildings 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><i>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>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>
<p>Materials and Colors, pg. 47, #2-4</p>	<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 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></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.</p>
<p>New Construction, Porches and Porch Details, #5, pg. 49</p>	<p><i>5. Porch roofs are encouraged to utilize standing- or flat-lock metal seam roofs that are hand-seamed, or closely approximate handseaming</i></p>	<p>The front porch roof will be metal, and have a flat roof form.</p>
<p>New Construction, Doors and Windows, #3, pg. 49</p>	<p><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></p>	<p>Windows will generally aligned, however the right elevation will include an array of window styles. Staff believes that this elevation should be minimally visible, with the exception of the second floor window closest to Franklin Street. <u>Staff recommends that the second floor, right side window closest to E. Franklin Street match the style and dimensions of the window directly beneath it.</u></p> <p><u>Staff recommends that a window schedule be submitted for final review.</u></p>
<p>Mechanical Equipment, pg. 68</p>	<p><i>The visual impact of new mechanical equipment should be minimized to protect the historic character of the district.</i></p>	<p><u>Staff recommends that the location of all HVAC equipment be submitted for final review.</u></p>

Figures



Figure 1. Vacant Lot 2906 E. Franklin



Figure 2. Vacant Lot 2906 E. Franklin



Figure 3. Vacant Lot 2906 E. Franklin



Figure 4. Context Block. Steep grade



Figure 5. Context Block. Steep grade

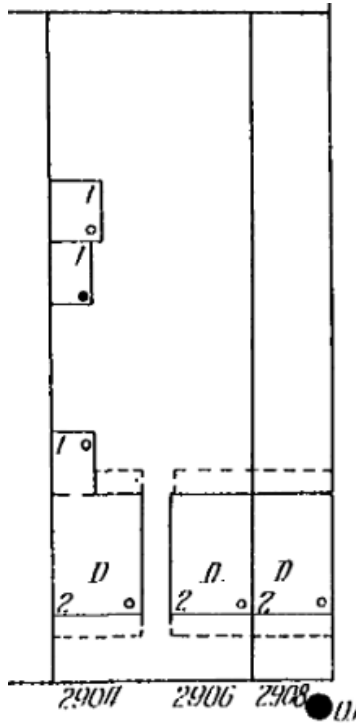


Figure 6. 1924-1925 Sanborn Map