

21. COA-048373-2019

PUBLIC HEARING DATE

February 26, 2019

PROPERTY ADDRESS

1006 West Franklin Street

DISTRICT

West Franklin Street

APPLICANT

R. Nixon



Commission of
Architectural Review

STAFF REPORT

STAFF CONTACT

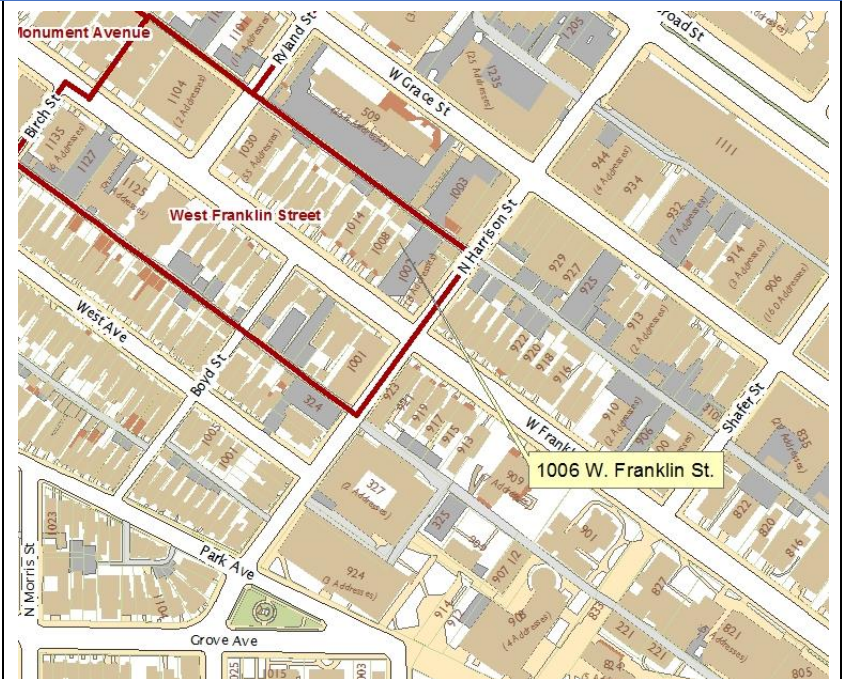
C. Jeffries

PROJECT DESCRIPTION

Construct a third story addition on an existing building.

PROJECT DETAILS

- The applicant is proposing to extend an existing third story to the rear of a brick two-bay row house constructed ca. 1900.
- The addition will be frame with a shed roof with metal or fiber cement cladding, aluminum clad wood windows, and PVC or composite trim.
- The addition will extend from the existing third story atop the existing two-story secondary massing.



The City of Richmond assumes no liability either for any errors, omissions, or inaccuracies in the information provided regardless of the cause of such or for any decision made, action taken, or action not taken by the user in reliance upon any maps or information provided herein.

CONCEPTUAL REVIEW

The applicant is seeking **Conceptual Review** for this project. Conceptual review is covered under Sec. 30-930.6(d) of the City Code: The commission shall review and discuss the proposal with the applicant and make any necessary recommendations. Such Conceptual Review shall be advisory only. Commission staff reviewed the project through the lens of the "Standards for New Construction" on pages 44, and 46-56 of the Richmond Old and Historic District Handbook and Design Review Guidelines utilizing the Guidelines presented below.

PREVIOUS REVIEWS

None.

SURROUNDING CONTEXT

This block of West Franklin Street contains 2- and 3-story masonry buildings of various styles. Many of the surrounding structures are two bays with a projecting bay and a false mansard roof.

STAFF COMMENTS

- The rear windows should be aligned with the windows below, if they are visible from the alley.
- The following information should be submitted for final review:
 - A list of final materials, including colors.
 - Fully dimensioned elevations and site plan.

STAFF ANALYSIS

Siting #1, pg. 46	<i>Additions should be subordinate in size to their main buildings and as inconspicuous as possible.</i>	The proposed addition is smaller than the primary structure and will be minimally visible from the public right of way due to planned new construction on the adjacent lot. As fully dimensioned plans were not submitted, staff requests they be included for final review.
Materials & Colors #1, pg. 47	<i>Additions should not obscure or destroy original architectural elements.</i>	The proposed addition will not obscure significant architectural elements that are currently visible from the public right of way.
Materials & Colors #2, pg. 47	<i>Materials used in new residential construction should be visually compatible with original materials used throughout the district.</i>	The plans do not propose a specific material but note that either metal or fiber cement, in either shingles or lap siding, are proposed. Staff finds that these materials are consistent with but differentiated from the existing building and will be minimally visible from the public right of way. Final material selections should be submitted for final review.
Materials & Colors #3, pg. 47	<i>Paint colors for new additions should complement the historically appropriate colors used on the primary structure.</i>	Staff requests that paint colors be submitted for final review.
Doors & Windows #1, pg. 49	<i>The size, proportion and spacing patterns of door and window openings on a new addition should follow patterns established by the original building.</i>	The windows on the rear of the addition are not vertically aligned with the windows on the existing building. As the addition is set back from the rear wall, staff is unsure whether the windows will be visible from the alley. Staff suggests the applicant submit a line-of-site drawing to demonstrate the windows' visibility from the rear, and if the windows are visible that they be aligned with the windows below.

FIGURES



Figure 1. 2006 W Franklin St, facade



Figure 2. Current view of rear and side elevation



Figure 3. Rear elevation