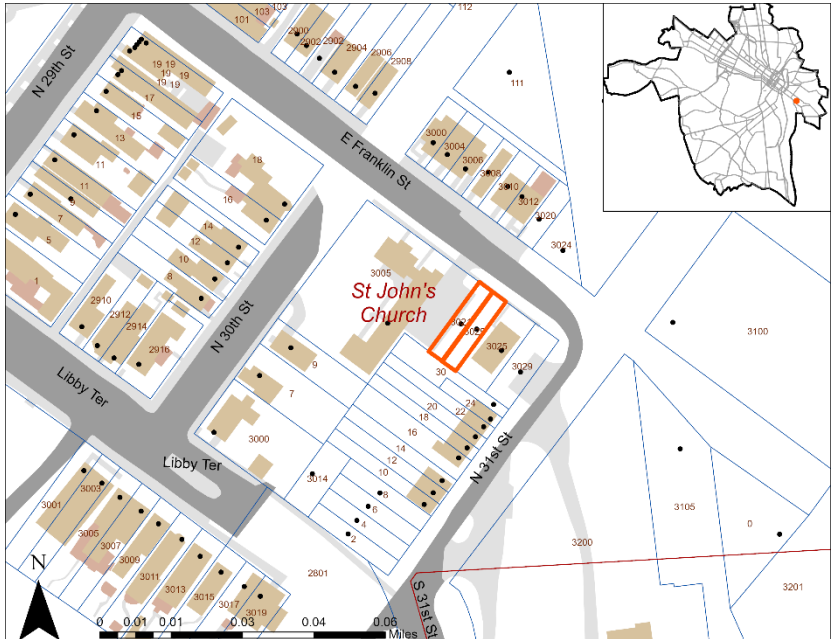




Staff Report
City of Richmond, Virginia



Commission of Architectural Review

7. COA-166144-2025	Conceptual Review	Meeting Date: 5/27/2025
Applicant/Petitioner	Will Gillette	
Project Description	Construct two single-family attached dwellings	
Project Location		
Address: 3021 & 3023 E Franklin St, Richmond, VA 23223		
Historic District: St. John's Church		
High-Level Details:		
<p>The applicant proposes the construction of two three-story single-family attached dwellings on a subdivided lot that currently contains a multifamily structure at 3025 E Franklin Street, and the vacant portion at 3021 E Franklin Street (noting that the 3025 E Franklin lot has been split, which created the parcel known as 3023 E Franklin).</p> <p>The surrounding context features a combination of early 20th-century rowhomes, recent infill development, and several vacant parcels. The proposal seeks to infill one of these vacant portions with townhome-style dwellings that respond to the district's narrow unique topography and urban character. The project includes cementitious lap siding, front porches, and a mansard-style roof.</p>		
Staff Recommendation	Conceptual Review	
Staff Contact	Yara Iwaz, Yara.Iwaz@RVA.gov, (804)646-6031	
Previous Reviews	<ul style="list-style-type: none">• The Commission approved the construction of the building on 3025 E Franklin St. in 1968• In 2022, the Commission approved the renovation of the building on 3025 E Franklin St.• The Commission conceptually reviewed this application on April 2025, discussed the disjointed porch design, and recommended changes to the fenestration pattern on the main elevation and its relationship to the frieze board.	

Staff Recommendations	<p>Staff finds that the proposed new construction is generally compatible with the Design Review Guidelines for the district, and recommends approval of this proposal with the following conditions:</p> <ul style="list-style-type: none"> • Specify final material selection color selections for the cementitious siding material • Ensure that final porch detailing (columns, railings) align with district precedents
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Staff Analysis

Surrounding Context		
<p>The project site is located on the south side of East Franklin Street near its intersection with North 31st Street, at the lower end of a steep slope within the St. John's Church Old and Historic District.</p> <p>The surrounding context includes one contributing two-story historic structure on the north side of the street, which appears to have influenced the scale and form of nearby new construction. The rest of the block contains several vacant lots and recently built three-story residential dwellings that reference historic massing and materials. Directly southeast of the subject parcels is a two-story multifamily building, and immediately to the west is a large mid-20th-century apartment complex at 3005 E Franklin Street, which has undergone recent renovation.</p>		
Guideline Reference	Reference Text	Analysis
New Construction: Form, p.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. Form is greatly influenced by the architectural style of a given structure.</i>	<p>In the April 2025 meeting, the commission discussed the disjointed porch design, and further acknowledged the applicant's explanation that the preference is for the porch roofs to not cross property lines. The Commission suggested that a simplified single-slope roof could better express continuity between the two porches, while respecting the roof separation.</p> <p>In the updated design, the revised shed roof allows each porch to read as individual while maintaining visual harmony and reinforcing the continuity of the proposed design (Figure 2).</p> <p><u>Staff finds that the updated porch roof design is appropriate, and that the shed roofs are compatible with the surrounding context.</u></p> <p><u>Additionally, the separate porches remain full-width and functional in depth. Staff supports current porch dimensions and recommends ensuring that final porch detailing (columns, railings) align with district precedents.</u></p>
Standards For New Construction: Doors and Windows, p.56	<i>2. The size, proportion and spacing patterns of door and window openings on free-standing new construction should be compatible with patterns established in the district</i>	<p>In the April 2025 meeting, the Commission recommended that the cornice not be visually tied directly to the window grouping.</p> <p>The window groupings now read independently of the cornice, resolving the previous concern. The second-floor frieze board was simplified and detached from the window grouping, and the double-window configuration was maintained.</p> <p><u>Staff supports the revised treatment, and finds that window alignment, size, and spacing are appropriate.</u></p>
Standards for New Construction: Materials & Colors, p. 47	<i>2. Materials used in new residential construction should be visually compatible with original materials used throughout the district.</i>	<p>The fiber cement siding material appears to be uniform across all facades and is an appropriate choice in the context of the district. <u>Staff recommends specifying material colors for final approval.</u></p>

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

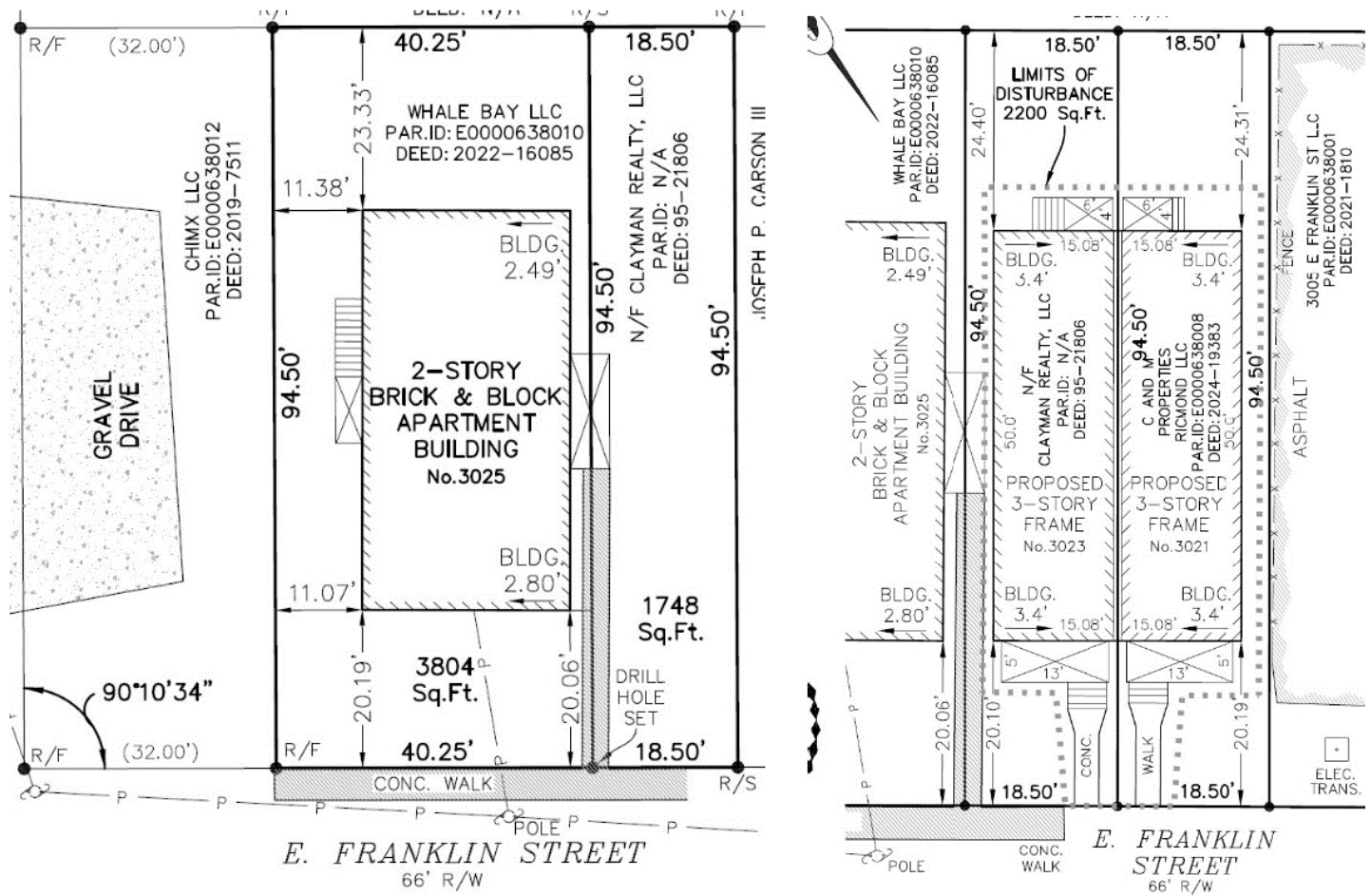


Figure 1



Figure 6

