

4. COA-050746-2019

PUBLIC HEARING DATE

March 26, 2019

PROPERTY ADDRESS

1006 West Franklin Street

DISTRICT

West Franklin Street

APPLICANT

R. Nixon

STAFF CONTACT

C. Jeffries

Commission of Architectural Review

STAFF REPORT

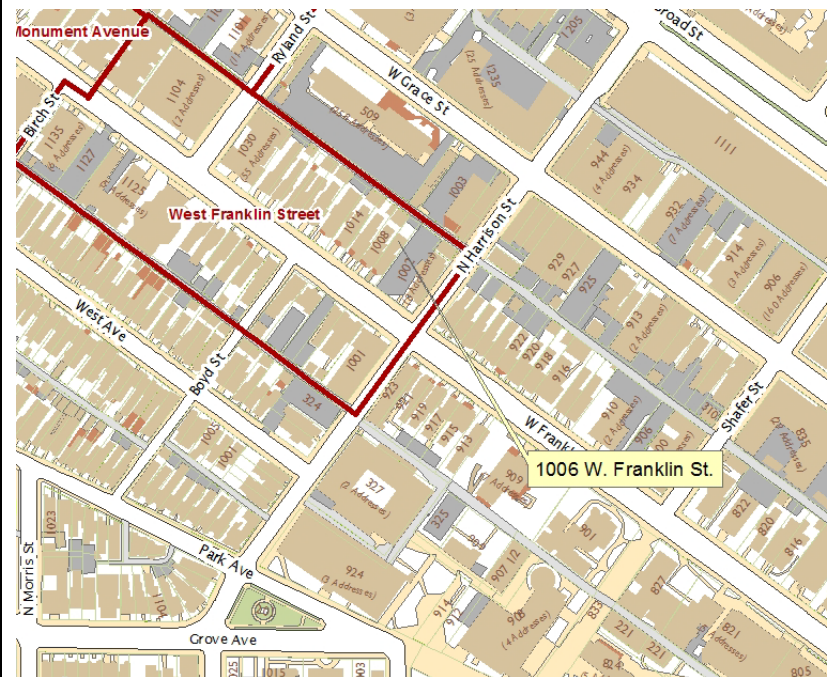


PROJECT DESCRIPTION

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.



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STAFF RECOMMENDATION
APPROVE WITH CONDITIONS

PREVIOUS REVIEWS

The proposal was reviewed by the Commission on February 26, 2019. The Commission was generally supportive of the proposal.

STAFF RECOMMENDED CONDITIONS

- Final cladding details, including material and colors, be submitted to staff for administrative review and approval.

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.
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.

Substitute Materials, pg. 60	<i>Painted PVC trim is an option that has limited application for use on historic properties. ... painted PVC trim may be used on ... secondary elevations with limited visibility from the public right-of-way.</i>	Staff finds that the proposed PVC trim will have limited visibility from the public right of way once the planned new construction on the adjacent lot is completed.
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. <u>Staff recommends final cladding details, including material and colors, be submitted to staff for administrative review and approval.</u>
Materials & Colors #3, pg. 47	<i>Paint colors for new additions should complement the historically appropriate colors used on the primary structure.</i>	<u>Staff recommends paint colors be submitted for administrative review.</u>
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>	One window on the rear elevation has been adjusted to align with the window below. In addition, the applicant has submitted a sight line drawing which demonstrates the rear windows will be minimally visible from the alley.

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. 2006 W Franklin St, facade



Figure 2. Current view of rear and side elevation



Figure 3. Rear elevation