



Staff Report
City of Richmond, Virginia



Commission of Architectural Review

2. COA-107937-2022	Final Review	Meeting Date: 3/22/2022
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		
Staff Contact	Alex Dandridge, alex.dandridge@richmondgov.com , (804) 646-6569	
Previous Reviews	<p>The Commission conceptually reviewed this application at the February 22, 2022 meeting. Overall the Commission was supportive of the contemporary design, and had few recommendations. The Commission did discuss the desire to align the main body of the building with that of the historic building to the west. There was also some discussion of the siting of the proposed dwelling and the fenestration. The Commission was indifferent about the inclusion of a rooftop deck and partial third-floor.</p> <p>The applicant has resolved the requests of Staff and the Commission.</p>	
Staff Recommendations	<ul style="list-style-type: none"> Window and door schedule be submitted for administrative review and approval. 	

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. During the conceptual review of this proposal, the Commission was indifferent about the use of a partial third floor. The applicant has submitted a line-of-sight drawing indicating that the partial third floor will not be visible from E. Franklin Street directly in front of the proposed dwelling.</p> <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 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>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>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>During the conceptual review of this proposal, the Commission advised that there should be greater articulation of the cornice to create a more prominent reveal. The applicant has responded by including a more expressed cornice line that protrudes out from the face of the building further than originally proposed, creating more of a reveal.</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. Staff notes that vertical siding is generally not an appropriate cladding material within City Old and Historic Districts, however the Commission did not express concern over this material during the conceptual review given the contemporary design and form of the proposed dwelling. Staff recommends approval of the use of vertical siding on the projecting bay.</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>During the conceptual review of this proposal, due to its visibility from E. Franklin Street, Staff recommended that the second floor window on the eastern elevation closest to E. Franklin Street be increased in size and match the window directly below it. The Applicant has satisfied this recommendation.</p> <p><u>Staff recommends that a window and door schedule be submitted for administrative review and approval.</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>HCAV equipment will be located in the rear and not visible from E. Franklin Street.</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

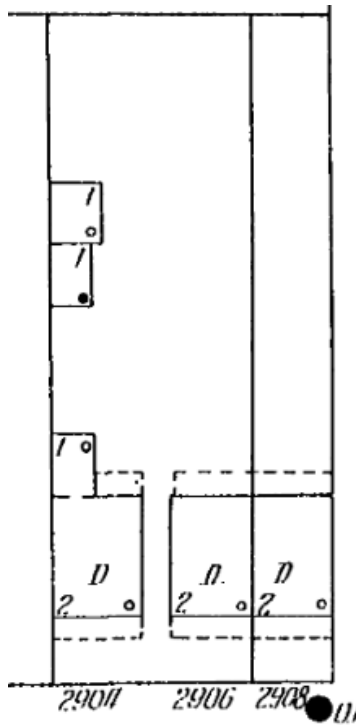


Figure 6. 1924-1925 Sanborn Map