

**COMMISSION OF ARCHITECTURAL REVIEW
STAFF REPORT
August 25, 2015 Meeting**

5. **CAR No. 15-076** (Sterling Builder, LLC) **2401 East Marshall St./313 North 24th St. St. John's Church Old and Historic District**

Project Description: **Construct a new mixed use building and an addition to an existing structure.**

Staff Contact: **K. Chen**

The applicant requests final review of a proposal to construct a mixed use project which will include multifamily residential units, commercial units, and civic space in the St. John's Church Old and Historic District. The project will be located on two parcels, 2401 East Marshall and 313 North 24th Street, which are adjacent to Patrick Henry Memorial Park and in close proximity to Saint John's Episcopal Church.

The project was presented at the June 23, 2015, where it was deferred and the Commission requested additional information. It was presented for conceptual review at the July 28, 2015 where the Commission offered comments regarding the uniformity and placement of the windows, especially in the brick portions of the building; the visibility of the HVAC units on the roofs; and the proposed color/finish for the aluminum windows and doors. Staff also had outstanding questions regarding porch details.

Revised drawings have been submitted that address the following items:

- *Details of the porches to include materials and dimensions of all elements.* The porches will be 6' deep, 10'-6" in height to the lower edge of the painted wood fascia, and the lengths will vary on location but be continuous across the faces of the cementitious-sided portions of the buildings. The decks will be painted wood and the roofs will be EPDM. The posts will be 6x6 painted wood (Sheet A03)
- *Details on changes needed to maintain the fenestration pattern found in the neighborhood by replacing the double window and doors on the residential portions of the north and west elevations with single windows and doors.* Drawing A03, in the revised submission, shows a new fenestration pattern on brick portions of the building that reflects Commission comments regarding uniformity of placement and size.
- *Details illustrating the visibility of the roof-top HVAC units was included on drawing A3.1.* The drawing illustrates that the parapet on the townhouse units is 3'-0" high and the equipment will be 3'-6" and will be set back 10'

so that it is not visible from the public right-of-way. The parapet on the existing garage building is 5'-0".

The proposed colors for the building are as follows:

- Hardi siding and trim #43 Roycroft Vellum (1st choice)
#8 Saw Dust or #9 Library Pewter (alternates)
- The aluminum doors and windows will have a dark bronze finish
- Buckingham brick (refer to photographs in packet for comparisons to historic brick)

Staff recommends approval of the project as submitted. The applicant has responded to the comments of the Commission and the project is consistent with the Standards for New Construction on pages 45-53 of the *Old and Historic Districts Handbook and Design Review Guidelines*.

It is the assessment of staff that the application is consistent with the Standards for New Construction in Section 114-930.7(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.