



Commission of Architectural Review

3. COA-176759-2025	Final Review	Meeting Date: 12/16/2025
Applicant/Petitioner	Jason Norfleet	
Project Description	Construct a rear ADU	
Project Location		
Address: 1109 West Franklin Street		
Historic District: West Franklin Street		
<p>High-Level Details:</p> <p>The applicant proposes to construct an semi-attached ADU at the rear of an existing building.</p> <p>The proposed ADU will be 26ft. in height, and 25ft. wide. It will have a gable roof with end parapet walls. It will be clad in tan brick and fiber cement panels.</p>		
Staff Recommendation	Approval, with Conditions	
Staff Contact	Alex Dandridge, Alex.Dandridge@RVA.gov, (804)646-6569	
Previous Reviews	<p>This application was approved conceptually at the November 2025 meeting. Specifically, the commission agreed with staff's recommendations concerning the rehabilitation of the primary buildings. Members agreed with staff conditions related to the ADU's roof form, noting that the proposed hip roof may read as incomplete if the units are not constructed concurrently, or if only one of them comes to fruition. The commission believed the roof form may benefit from being brought down further, and either be a gable or flat/shed roof. The Commission recommended matching the new brick to the historic brick and coordinating color selection with staff. Several commissioners commented that the alley will become an increasingly prominent built element within the historic district; therefore, they advised that the alley elevation should either fully embrace a contemporary, utilitarian character or move closer toward a historic treatment. The commission also recommended larger alley-facing windows and encouraged a more nuanced approach to window design to use ADUs as opportunities to improve the character</p>	

	of the alleys. The Commission supported the use of masonry in lieu of HardiePlank and requested that the applicant determine an appropriate location for trash collection.
Staff Recommendations	<ul style="list-style-type: none"> The ADU feature either a standing seam metal roof, or another roofing material that better resembles roofing materials found in the district. Final material submitted staff review and approval.

Staff Analysis

Guideline Reference	Reference Text	Analysis
New Construction, Residential Outbuildings, pg. 51	<p><i>1. Outbuildings, including garages, sheds, gazebos and other auxiliary structures, should be compatible with the design of the primary building on the site, including roof slope and materials selection.</i></p> <p><i>2. Newly constructed outbuildings such as detached garages or tool sheds should respect the siting, massing, roof profiles, materials and colors of existing outbuildings in the neighborhood.</i></p>	<p>The applicant proposes to construct two new, two-story accessory dwelling units at the rear of 1109-1111 West Franklin Street. The attached accessory dwelling units are contemporary in design and feature single pane metal clad windows and a combination of cladding material including brick and fiber cement paneling.</p> <p>The primary buildings are masonry with generally flat, low-slope roofs. Most accessory buildings in the immediate area have a flat or gable roof.</p> <p>The building will be approximately 26 feet tall, and 25 feet wide (50 feet combined with the attached unit).</p> <p>During the conceptual review, the proposed accessory dwelling units will featured hipped roofs which were divided in half by a parapet wall. The applicant clarified that the units are designed to be constructed separate from one another. Staff found that the hipped roof split by a center parapet wall is an incompatible design with the district, and if the units were constructed individually, one unit would look incomplete, or cut in half.</p> <p>The applicant responded to this recommendation by revising the plans so that the attached ADUs feature a gable roof with a center and end parapet walls that reflect the design of others found throughout the district. Staff supports this revision.</p> <p>During the conceptual review, the commission commented on the size of the windows used on the ADUs, stating that they should be increased in size to better reflect fenestration patterns found in the district. The applicant has responded by increasing the size of the windows on the alley elevation, which is the most visible. The windows on the house-facing side of the building have not been changed; however, this elevation will not be visible from the public right-of-way.</p> <p>The windows will not have any divided lights, but staff believes that this helps the building maintain a</p>

		<p>contemporary design, while the roof form and parapet walls reflect the historic character of the district.</p> <p>There is one other two-story accessory building on the subject alley located at 1103 West Franklin Street. This ADU features full-sized windows on the alley elevation, and small windows on the side elevation. It also features a similarly designed end parapet wells as what is being proposed for the new ADUs.</p> <p>The new ADU will have similar small windows on the side elevations. While staff usually recommends full-sized windows, staff finds the proposed smaller side windows to be appropriate, as they are a contemporary take on the accessory building at 1103 West Franklin Street.</p> <p><u>During the conceptual review, the commission also asked for clarity on the location of the trash receptacle. A site plan indicates that they will be located in a small space on the side of the building.</u></p>
<p>Standards for New Construction, Materials & Colors, Page 53</p>	<p><i>2. Materials used in new construction should be visually compatible with original materials used throughout the surrounding neighborhood.</i></p>	<p>During the conceptual review, the plans showed the attached ADUs being clad in tan brick on the side elevations, and large fiber cement panels on the alley and house facing elevations. Staff commented that the fiber cement panels were not common in the district and recommended that more brick be used on the buildings. Brick is a traditional building material used in the district. There are varying shades of brick used in the immediate area including gray, tan, and red brick.</p> <p>Staff recommended that the applicant revise the plans to incorporate more brick, and only having the fiber cement cladding on the non-visible, house-facing elevation. The applicant has responded to this condition. Tan brick is being proposed on all elevations, but the house-facing elevation. In addition, windows on elevations that are clad in brick now have brick sills, which adds greater depth and articulation around the windows, which is more in keeping with district precedent. Staff supports the revisions to the buildings' cladding materials.</p> <p><u>The ADU is proposed to feature a roof with asphalt shingles. Staff recommends that the ADU feature either a standing seam metal roof, or another roofing material that better resembles roofing materials found in the district.</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. Rear of property as seen from the alley. November, 2025.

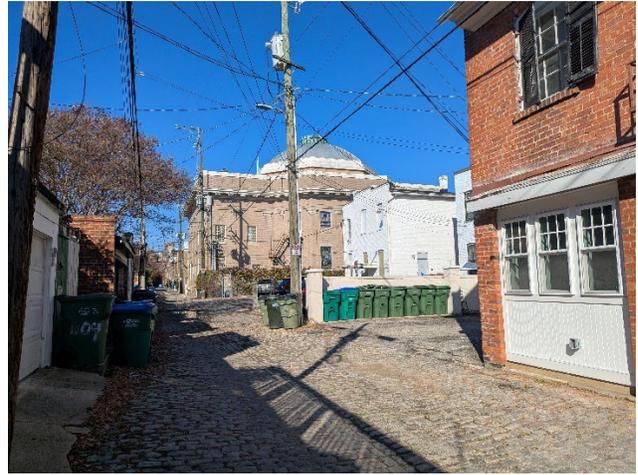


Figure 2. Subject alley looking north west. November, 2025.