

**COMMISSION OF ARCHITECTURAL REVIEW
STAFF REPORT
August 23, 2016 Meeting**

9. **CAR No. 16-125** (M. Jarreau) **3005-3007 East Franklin Street
St. John's Church Old and Historic District**

Project Description: **Rehabilitate a multifamily building
and construct new multifamily buildings.**

Staff Contact: **M. Pitts**

The applicant requests conceptual review and comment to rehabilitated an existing 2-story, gable-roofed concrete block apartment building and construct two new structures at the front and rear of a lot in the in the St. John's Church Old and Historic District.

The existing apartment building is a non-contributing structure to the St. John's Church National Historic District. The applicant proposes to clad the structure with cementitious panels painted Roycroft Mist Gray. The applicant proposes to install new aluminum clad windows in the existing openings some of which will be altered to lower the sill heights. The applicant proposes to remove the rear porches and the front porch roofs. The applicant proposes to install a 2-story, 24', brick wall in front of the gable end of the structure to screen the structure and the trash cans. In addition to the rehabilitation, the applicant proposes to construct two, 2-story brick structures with flat roofs on the property. One structure is at the front of the property and the other at the rear. Both structures will be 25' by 40'-8" and 22'-8" tall.

The proposed project is located on the south side of Franklin Street between the intersection of N. 29th Street to the west and N. 31st Street to the east. The street slopes steeply down to the east. With the exception of a free standing, Late-Victorian, frame, two-story, three-bay dwelling on the north side of Franklin Street and the subject two-story concrete block apartment building and a similar two-story concrete block apartment building to the east on the south side of Franklin, the area is sparsely developed. Further to the east, facing N. 31st Street are two rows of frame Late-Victorian dwellings. To the west facing 29th Street are densely developed blocks of predominately three-bay brick dwellings built in the mid to late nineteenth century that are two to four stories in height. Across the street from the subject property, the Commission has approved several new three story buildings including two attached frame single family homes which are currently under construction.

The applicant is seeking **Conceptual Review** for this project. Conceptual review is covered under Sec. 30-930.6(d) of the City Code: The commission shall review and discuss the proposal with the applicant and make any necessary

recommendations. Such Conceptual Review shall be advisory only. Commission staff reviewed the project through the lens of the “Standards for New Construction: Residential” on pages 44 and 45 of the *Richmond Old and Historic District Handbook and Design Review Guidelines* utilizing the checklist below.

S=satisfies

D=does not satisfy

NA=not applicable

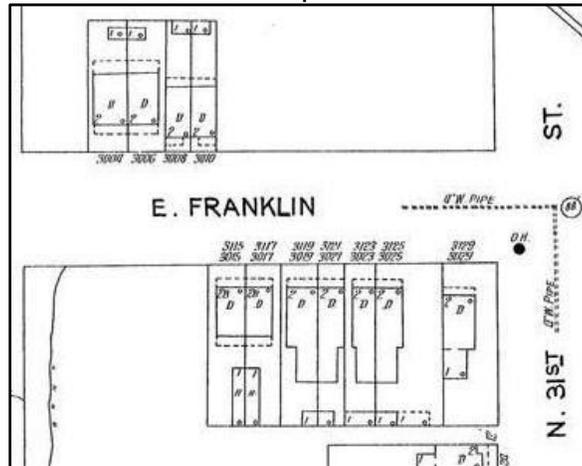
S **D** **NA**

New infill construction should respect the prevailing front and side yard setback patterns in the surrounding district

The surrounding area is sparsely developed, but the proposed new construction and screening wall maintains a 15 foot setback which is consistent with the proposed new development across the street.

Where the adjoining buildings have different setbacks, the setback for the new building should be based on the historical pattern for the block

The subject block has been altered through the years, as seen in the Sanborn Map below. The proposed new construction and screen wall restore a building presence closer to the sidewalk as was the historical pattern for the block.



Richmond 1924-1925 vol. 2, 1925 Sanborn Map

New buildings should face the most prominent street bordering the site

While one new building is located along East Franklin Street, the building does not address East Franklin Street as there are no entrances or connections to the street.

New construction should use a building form compatible with that found elsewhere in the district. Form refers to the combination of massing, size, symmetry, proportions, projections and roof shapes that lend identity to a building.

Staff finds the massing, size, and roof shape are compatible with that found elsewhere in the district. Staff has concerns regarding the fenestration including the varying window sizes and orientation. Additionally, the proposed two-story screen wall is not a building form found in the district.

New construction should incorporate human-scale elements such as cornices, porches and front steps.

The proposed project does not include porches or front steps which address East Franklin. The East Franklin elevation of the new construction includes human scale elements of recessed soldier coursing, but these elements do not align with the recessed soldier coursing in the screen wall. Staff recommends the applicant align these elements.

New construction should respect the typical height of surrounding buildings

The proposed new construction is consistent with the height of the existing structure.

New construction should respect the typical width, organization of bays, vertical alignment and symmetry of surrounding buildings.

The proposed project does not maintain the typical three bay pattern. The proposed construction reflects the side elevations of structures in the district rather than a front elevation.

The size, proportion, and spacing patterns of doors and window openings should be compatible with patterns established in the district.

The windows on structures in the district are typically of similar size, regularly placed, and ranked. The applicant is proposing ranked windows, but the windows are of varying sizes and orientations. Additionally, as existing elevations were not provided, staff was unable to confirm which openings on the existing structure have been altered.

Porch and cornice heights should be compatible with adjacent buildings

The project does not have porches or cornices.

Materials used in new construction should be visually compatible with original materials used throughout the district. Vinyl, asphalt, and aluminum siding are not permitted.

The proposed construction utilizes brick, aluminum clad windows and cementitious panels. These materials are compatible with original materials in the district. The *Guidelines* note that for communal garbage collection, the garbage receptacles should be located away from the primary elevation and screened from view (pg. 51, Materials and Colors, #6). For this reason staff has reservations about locating the garbage collection at the main entrance to the apartment complex as proposed.

The following items will need to be included for final review:

1. Floor plans for the 2nd floor
2. Elevations for the existing structure
3. West and south proposed elevations
4. Roof Plan
5. Location of the mechanical equipment to be shown on the site plan