

**COMMISSION OF ARCHITECTURAL REVIEW
STAFF REPORT
June 28, 2016 Meeting**

11. **CAR No. 16-103 (M. Jarreau)** **3000-3006 E. Franklin Street**
St. John's Church Old and Historic District

Project Description: **Construct three attached single family dwellings**

Staff Contact: **K. Chen**

The application was reviewed conceptually at the April 26, 2016 meeting. The Commission was generally favorable in its comments but there was concern over the height of the building. There were specific comments regarding the "Charleston" porches extending the full length of the east and west elevations, and the size and design of the hoods over the windows. The general comment was made that the area is a relative blank slate, and they are trying to create a context where none exists. The Commission recommended trying to be more compatible with the existing building and the new housing approved at the east end of the street.

The following modifications have been made to the project as a result of Commission's comments:

- The total height was reduced from 36'-0" to 33'-4"
- The "Charleston" doors were removed and the length of the side porches reduced
- Primary entrances and one-story, one-bay porticos were added to the flanking two-bay wide dwellings
- The panels/hoods over the windows were removed and shutters added to the flanking two-bay wide dwellings

The reduced side porches, porticos, and two-bay masses flanking a three-bay mass is compatible with the proposed new dwellings at the east end of the block. A complete application was submitted containing dimensioned plans, elevations, and site plan. Drawings for details were also included with a complete list of materials and colors.

The applicant is seeking final approval for the design. 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* and the resulting comments follow.

Staff offers the following general comments:

- Windows should be true or simulated divided light, and
- Cementitious siding should be smooth and un-beaded, and

- Shutters should be wood – metal and vinyl are not recommended. They must be functional (mounted on hinges) and not nailed or fixed to the wall surface, and of a proper dimension to cover the window

Staff recommends approval of the project. The proposed infill project appears generally to be in keeping with the Standards for New Construction outlined in the *Guidelines*.

It is the assessment of staff that the application is consistent with the Standards for New Construction outlined in Section 30.930.7(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 code.