

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

10. CAR No. 16-102 (M. Jarreau)

**2908 E. Franklin Street
St. John's Church Old and Historic District**

Project Description: Construct a single family dwelling

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 and verticality of the building with specific concern over the height of the parapet. 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'-1" to 33'-4"
- The parapet was replaced with a standing seam metal clad mansard roof with a decorative cornice
- The building material has been changed from brick to smooth, un-beaded cementitious siding, with a brick foundation
- A one-story, one-bay portico was added at the primary entrance

The introduction of the mansard roof, lap siding, and porch are compatible with the existing, historic dwelling and the three, 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
-

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.