

**COMMISSION OF ARCHITECTURAL REVIEW  
STAFF REPORT  
March 28, 2017, Meeting**

20. CAR No. 17-048 (M. Freund)

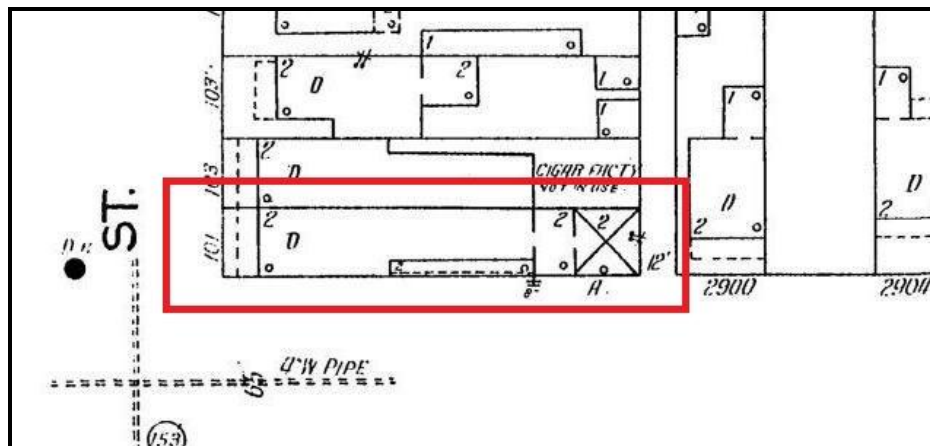
101 North 29<sup>th</sup> Street  
St. John's Church Old and Historic District

**Project Description:** Rehabilitate a single family attached residence and construct a rear addition.

**Staff Contact:** M. Pitts

The applicant requests conceptual review for the rehabilitation of and the construction of a rear addition on a structure at the northeast corner of North 29<sup>th</sup> and East Franklin Streets in the St. John's Church Old and Historic District.

The existing structure is a 2-story, 3-bay, brick Italianate row house with a shed roof and a full façade front porch. The structure has a secondary entrance and a 2-story porch that front on East Franklin Street. At the rear of the existing structure are the remnants of a two-story carriage house. The historic carriage house included windows and vehicular doors that addressed East Franklin Street. The second floor of the carriage house was connected to the basement of the primary structure by a shed roof. The carriage house was partially demolished in 1982 when a vehicle collided with the structure.



Sheet 00351 of the 1925 Sanborn Map

Immediately to the south of the subject property at 19 North 29<sup>th</sup> Street is a three-story brick structure with multiple dependencies which have been connected to the primary structure over time. The collection of building parts decrease in height as they step down East Franklin Street.



19 North 29<sup>th</sup> Street

With this application, the applicant is proposing to eliminate the side entrance and enclose the existing porch with glazing and wood panels. The applicant is proposing to construct a 4-story addition at the rear of the structure to be the same height of the existing structure. The proposed addition will be clad in opaque and glass panels and will have a projecting rear porch. At the rear of the addition, the applicant is proposing to construct a 2-story, 2 car, single-bay garage oriented to the alley. The proposed garage will be constructed of brick and will have a roof top deck.

Though zoning staff has not completed a comprehensive review of the project, CAR staff has briefly spoken with zoning staff who expressed some initial concerns regarding the projects ability to meet lot coverage requirements.

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*.

**Porch Enclosure:** The *Guidelines* state solid materials are not recommended for porch enclosures and glass enclosures which reveal decorative porch elements are strongly preferred (pg. 67, #13). Though there has historically been a two-story open porch at the location of the existing porch, the porch details have been altered and replaced through the years. The proposed porch enclosure maintains the open appearance of a porch through considerable glazing, and therefore staff finds it meets the *Guidelines*.

**Replacement of Existing Side Door:** Staff has concerns about the replacement of the side entrance with a brick wall and round window. Staff encourages the applicant to consider a window type more consistent with windows found in the district.

**Addition:** The *Guidelines* state that additions should be subordinate to their main structure and be as inconspicuous as possible (pg. 44, Siting #1). Due to the structure's corner location, the proposed addition will be highly visible from the public right of way. The height of the proposed glass enclosure will further increase the visibility of this structure. As historically only 2-story structures have stood at the rear of the property and the height of the additions on the structure across the street decrease down East Franklin Street, the Commission may wish to consider if a shorter addition would be more appropriate for the site given the visibility of the addition and the historic development pattern in the area. The *Guidelines* note that new additions should be differentiated from the old and compatible with the property and the district (pg. 5, #9). Staff supports the primarily glass construction for the addition as it differentiates the proposed construction from the historic structure.

**Garage:** The *Guidelines* note that the design of outbuildings should relate to the primary structure and outbuildings in the district (pg. 48). The proposed 2-story garage is consistent with brick carriage houses found in the district and the demolished carriage house at the subject property and is compatible with the primary structure. The historic carriage house at the site had openings that engaged East Franklin Street. Staff encourages the applicant to consider openings on the East Franklin Street elevation to maintain the human scale along the street.

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

- Elevations and floor plans of the existing conditions
- Detailed material descriptions
- Fully dimensioned elevations from East Franklin Street and the alley