

Commission had multiple concerns regarding the project design which are summarized below:

- Commissioners had concerns that the proposed porch enclosure was not appropriate as the porch is a major feature of the property and enclosing the porch changes the feel of the building. Additionally, the Commission had concerns that the applicant was proposing to demolish the bearing wall behind the porch.
- Commissioners noted that the proposed addition was too massive and did not step down like other buildings in the District.
- With the massive addition and extending the building to the alley, the balance between the subject building and the attached dwelling is lost. A shorter addition may be more appropriate.
- Commissioners inquired about the location of trash receptacles and mechanical equipment.

On June 27, 2017, the applicant returned to the Commission with revised plans for a second round of conceptual review. The revised plans reduced the height of the addition from four to two stories, shortened the proposed addition and garage, and presented two alternatives for the porches off of the existing rear building wall: a second story balcony with a metal awning and cable railing and a full elevation second story covered porch with boxed columns and wooden Richmond rail to match the rear porch of the adjacent structure.

At the June review, Commissioners continued to express concerns regarding the enclosure of porches on a primary elevation. Commissioners' opinions varied on the options for the porches at the rear. Some Commissioners expressed concerns that the porch which replicated the adjacent porch diminished the significance of the historic porch while other Commissioners were supportive of the design which used a building form found in the district.

With the current application, the applicant has revised the plans as follows:

- At the studio level, additional glazing has been added between the primary structure and the garage.
- The garage is located 2'-8" closer to the alley and is now setback 5' from the alley. The applicant has added windows to the alley elevation of the garage.
- The rear porch design has been modified to accommodate an elevator shaft which is to be clad in fiber cement panels. The rear porch incorporates metal clad columns, a metal roof, and metal horizontal cable railing.
- The details and glazing on the porch enclosure have been modified. The applicant has incorporate columns and railings that more closely replicate the existing columns and railings.

CAR staff has spoken with zoning staff regarding the proposed project. Zoning staff has noted that the project exceeds lot coverage requirements and does not meet the setback requirements from both East Franklin Street and the property

line to the northeast. Zoning staff anticipates that the project would require a Special Use Permit as the necessary exceptions would likely exceed the authority of the Board of Zoning Appeals

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.

Porch Enclosure: During previous conceptual reviews, the Commission raised serious concerns about the removal of the open two story porch as it is a highly visible character defining feature of this prominent corner structure, and the *Guidelines* state not to enclose porches on primary elevations (pg. 69, #12). Though the porch details have been altered and replaced through the years, there has historically been a two-story open porch at the location of the existing porch. The applicant responded to some of the Commission's concerns by retaining portions of the bearing wall. With this application, the applicant has improved upon the previous designs for the porch enclosure by incorporating details and the proportions from the existing two story porch. Though the design of the porch enclosure meets the Commission's Guidelines as it utilizes expanses of glazing and elements replicating porch details, staff continues to have concerns about enclosing this prominent side porch as per the Commission's corner guidelines the side elevation should be treated as a primary elevation. The Commission may wish to consider treating the two levels of the porch enclosure differently. As the second story of the porch does not have a roof, the Commission may be more comfortable with a first story enclosure and requiring the second story to remain open as it currently stands.

Addition/Garage: The *Guidelines* state that additions should be subordinate to their main structure and be as inconspicuous as possible (pg. 44, Siting #1). In the June submittal, the applicant responded to the Commission's concerns regarding the massing and scale of the addition by reducing its height to two stories which is consistent with the development of the site as historically only 2-story structures have stood at the rear of the property. The *Guidelines* note that the design of garages 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 and utilize the historic curb cut.

Rear Porches: The Commission's Guidelines note that the new construction should use a building form compatible with that found elsewhere in the District (pg. 44, Form #1). The applicant has responded to the Commission's concerns regarding the rear porch by incorporating modern details such as the metal railing and roof with a more traditional form with columns that descend to the ground. Staff has concerns that the proposed elevator tower is not an appropriate

element on the rear porch, and the entire porch should remain open for the rear wall in a manner similar to the adjacent porches.

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

- Dimensions for windows, doors, and railing
- Material details for the garage door
- Fully dimensioned elevations from East Franklin Street and the alley