

## 22. COA-048374-2019

PUBLIC HEARING DATE

February 26, 2019

PROPERTY ADDRESS

1002-1004 West Franklin Street

DISTRICT

West Franklin Street

# Commission of Architectural Review

## STAFF REPORT



APPLICANT

R. Nixon

STAFF CONTACT

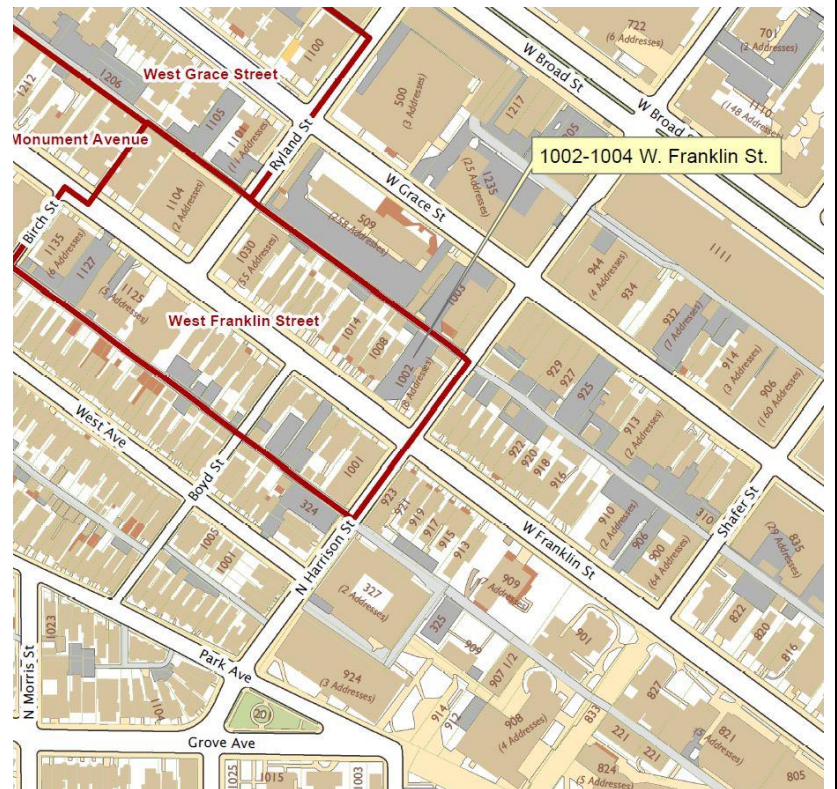
C. Jeffries

### PROJECT DESCRIPTION

**Construct a new apartment building.**

### PROJECT DETAILS

- The applicant is seeking conceptual review and comment on the construction of a three-and-a-half-story four-bay apartment building. The building is designed to appear as a double house, with single bay entries and two-story projecting bays, arched dormers, paired windows, and a false mansard roof.
- The rear of the building will be elevated on brick piers to allow for parking on the ground level. Above the parking area will be a two-story secondary massing with fiber cement on the side elevations and brick on the rear.
- The applicant is proposing to use the following materials:
  - Brick and split face masonry
  - Fiber cement siding
  - Composite or faux slate
  - Aluminum clad wood windows
  - Metal railings



The City of Richmond assumes no liability either for any errors, omissions, or inaccuracies in the information provided regardless of the cause of such or for any decision made, action taken, or action not taken by the user in reliance upon any maps or information provided herein.

## CONCEPTUAL REVIEW

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" on pages 44, and 46-56 of the Richmond Old and Historic District Handbook and Design Review Guidelines utilizing the Guidelines presented below.

### PREVIOUS REVIEWS

None.

### SURROUNDING CONTEXT

The proposed new construction will be located on the north side of West Franklin Street between two historic houses. The applicant intends to split an existing large corner lot to create a new building lot. The area is currently developed with a parking lot which serves the adjacent building. Historically, this area was vacant. The surrounding area is developed with two to three-and-a-half story brick and stone houses. The majority of these houses have a one-story one-bay entrance porch, a three-story projecting bay, a false mansard roof, and

rusticated stone on the first story. Across the street is a three-story Renaissance Revival building and a five-story Georgian Revival building. The west end of this block of West Franklin Street is developed with three-story three-bay brick Georgian Revival homes.

- **STAFF COMMENTS:** The projecting bay continue to the third story and feature a prominent roof element to be more consistent with patterns found on the block. The proposed dormer window could also be enlarged to achieve architectural continuity.
- The transoms on the third story be removed to be more consistent with patterns in the district.
- The split face masonry also clad the first story of the projecting bays, to be consistent with patterns found on the block.
- The following information should be submitted for final review:
  - A list of final materials, including colors.
  - Fully dimensioned elevations and site plan.
  - Accurate floor plans.
  - Information regarding the demolition of the addition on 1000 West Franklin Street.

### STAFF ANALYSIS

Siting Pg. 46, #2	<i>New infill construction should respect the prevailing front and side yard setback patterns in the surrounding district.</i>	The site plan indicates that the proposed building will align with the adjacent buildings.
Siting Pg. 46, #3	<i>New buildings should face the most prominent street bordering the site.</i>	The structure addresses West Franklin Street.
Form Pg. 46, #1	<i>New construction should use a building form compatible with that found elsewhere in the district.</i>	<p>The project utilizes elements found on structures nearby including a two-bay façade, false mansard roof, front porch, projecting bay, and three-and-a-half-story height.</p> <p>The proposed projecting bay is consistent with patterns found on the block, which include bay windows and round towers. However, staff has concerns that the proposed projection terminates on the second story. The projecting bays on the immediately surrounding historic buildings extend the full height of the building and include a prominent roof element. Staff finds that the proposed design would interrupt the established rhythm on the block and recommends that the projecting bay continue to the third story and feature a prominent roof element to be more consistent with patterns found on the block. The proposed dormer window could also be enlarged to achieve architectural continuity.</p> <p>Staff notes that there are multiple examples of third-story balconies on the subject block which could serve as a model if the desire is to have a balcony for the third story unit.</p>
Form Pg. 46, #3	<i>New construction should incorporate human-scale elements such as cornices, porches and front steps.</i>	The proposed project incorporates human-scale elements including front porches, front steps and a cornice.
Massing Pg. 47,	<i>New construction should respect the typical</i>	The typical heights of the surrounding buildings

#1	<i>height of surrounding buildings.</i>	are three-and-a-half stories. The proposed structure is also three-and-a-half stories.
Doors & Windows Pg. 49, #3	<i>The size, proportion, and spacing patterns of doors and window openings should be compatible with patterns established in the district.</i>	The proposed windows are vertically aligned and symmetrically placed which is consistent with patterns in the district. The applicant is proposing casement windows with transoms. Many of the historic houses on the block have double hung windows with transoms on the lower floors only. Staff recommends the transoms on the third story be removed to be more consistent with patterns in the district.  Staff notes that the submitted elevations and floor plans appear inconsistent in terms of window placement. Staff requests accurate floor plans be submitted for final review.
Massing Pg. 47, #3	<i>Porch and cornice heights should be compatible with adjacent buildings.</i>	A dimensioned context elevation was not submitted, however the proposed porch and cornice heights appear to be consistent with the adjacent buildings.
Materials Pg. 47, #2, 3	<i>Materials used in new construction should be visually compatible with original materials used throughout the district. Vinyl, asphalt, and aluminum siding are not permitted.</i>	The front massing of the building will be clad in brick with composite or faux slate and composite trim. The aluminum clad wood casement windows will be capped with masonry headers on the façade. The plans also note that the front porch and basement will consist of split face masonry. Staff finds that when two materials are present on the façade of the historic buildings on the block, the rusticated material covers the entire first story. Staff recommends the split face masonry also clad the first story of the projecting bays, to be consistent with patterns found on the block.  The applicant is proposing fiber cement siding on the sides of the rear secondary massing of the building. Due to the minimal setbacks of the adjacent buildings, it appears that these elevations will not be visible from the alley. The Commission may wish to consider whether the siding will be visible from the street, especially on the eastern side, as the distance from the adjacent building will be over six feet.
Standards for Demolition, pg. 82	<i>According to Sec. 114- 930.7(d) and 114-930.9 of the Historic Preservation Ordinance: The Commission shall not issue a Certificate of Appropriateness for demolition of any building or structure within an Old and Historic District unless the applicant can show that there are no feasible alternatives to demolition. The demolition of historic buildings and elements</i>	Though the application does not specifically address it, it appears that a one-story addition to 1000 West Franklin Street will be demolished. The addition is a one-story masonry structure with a decorative cornice which appears in the 1950 Sanborn map. Staff finds that with the alterations noted above, the addition will be replaced with compatible infill construction which will have a positive effect on

---

*in Old and Historic Districts is strongly discouraged.*

the overall district. Staff requests additional information regarding the demolition of the addition be submitted for final review.

---

FIGURES

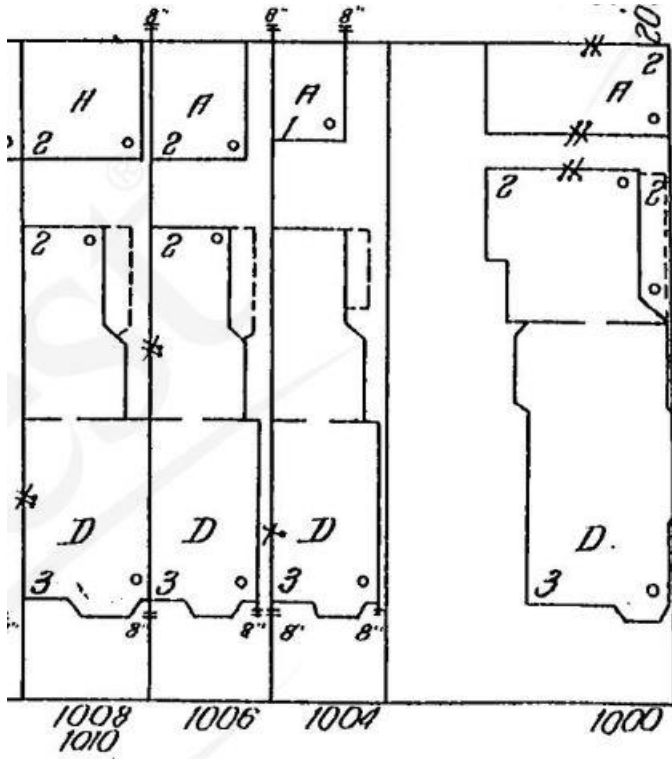


Figure 1. 1924 Sanborn map



Figure 2. 1000-1002 West Franklin Street



Figure 3. North side of West Franklin Street



Figure 4. South side of West Franklin Street