

12. COA-080403-2020

PUBLIC HEARING DATE

October 27, 2020

PROPERTY ADDRESS

3135 West Franklin Street

DISTRICT

Monument Avenue

APPLICANT

J.B. Cadwallender



STAFF CONTACT

Carey L. Jones

Commission of Architectural Review

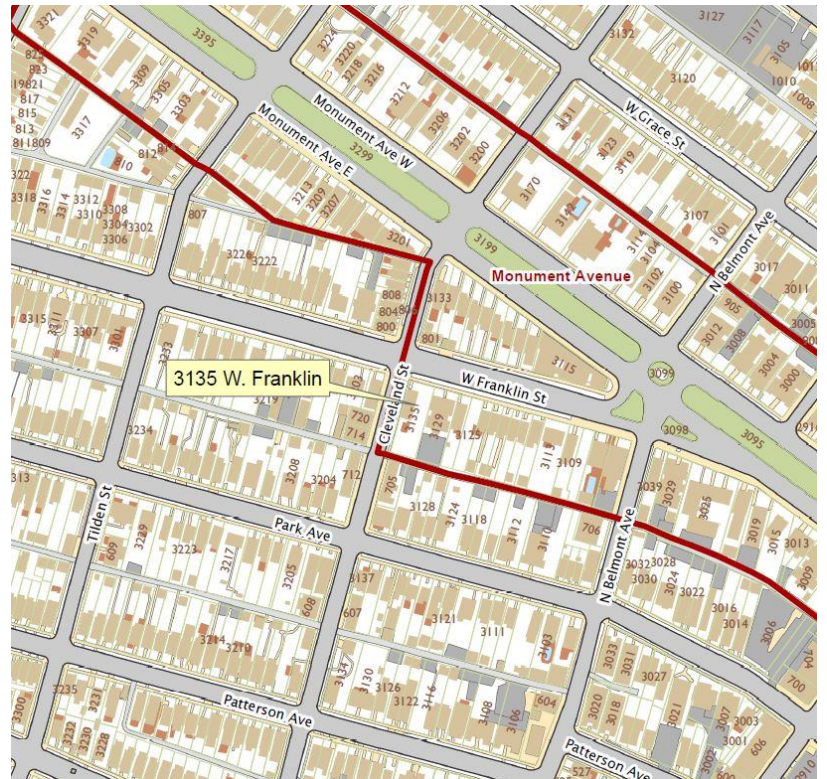
STAFF REPORT

PROJECT DESCRIPTION

Construct a new single-family detached residence on a vacant lot.

PROJECT DETAILS

- The applicant proposes to construct a new single-family dwelling on the same parcel as an existing 1906 two-family residence.
- The proposed house will be two stories tall, three bays wide with a false mansard and lower sloped roof.
- Decorative details include a one-story, full-width porch supported by 8x8 square posts and a potential screened rear porch.
- The applicant proposes an irregular window pattern on the right elevation, and no windows on the left elevation. On the rear elevation, the applicant proposes a set of paired windows, and either four large doors or a screened-in porch.
- Proposed materials include white TPO membrane on the roof, 7" lap siding on the body, and a parged foundation.
- The project requires a Special Use Permit (SUP).



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STAFF RECOMMENDATION

APPROVE WITH CONDITIONS

PREVIOUS REVIEWS

This project was conceptually reviewed at the September 22, 2020 Commission of Architectural Review meeting. During the meeting the Commission made recommendations about using masonry and continuing it to a defined termination point such as a bay of windows. The Commission also discussed the irregular fenestration patterns and stated that the roof line could be enhanced. The Commission also expressed that the design is a bit incongruous – not traditional and yet not modern.

STAFF RECOMMENDED CONDITIONS

- The applicant add full sized windows on the first and second story of the first bay
- The cornice and roof design be revised to be in keeping with patterns found in the district
- The applicant reduce the width of the porch roof to not extend beyond the side elevations and to accommodate the gutters necessary for such a flat roof
- The applicant utilize a masonry material on all elevations to be in keeping with the surrounding area.

- Final material specifications and colors be submitted to staff for review and approval
- If the applicant chooses to include the enclosed rear porch, the screening be placed inside of the support posts

STAFF ANALYSIS

Siting, pg. 46, #s2-3	2. New residential infill construction should respect the prevailing front and side yard setback patterns of the surrounding block. The minimum setbacks evident in most districts reinforce the traditional street wall.	The applicant proposes to set the face of the building back 15'-7/16" – a distance that is consistent with the existing building on the lot.
Form, pg. 46 #s1-3	<i>3. New buildings should face the most prominent street bordering the site.</i>	The proposed building faces W. Franklin Street, the prominent street bordering the site.
Form, pg. 46 #s1-3	1. New construction should use a building form compatible with that found elsewhere in the historic district.	Based on feedback from staff and the Commission, the applicant now proposes a three-bay configuration. Staff finds this is in keeping with the dominant pattern in the surrounding district. Staff notes the left elevation has an inconsistent fenestration pattern and recommends <u>the applicant add full-size windows on the first and second story of the first bay.</u>
	<i>2. New residential construction should maintain the existing human scale of nearby historic residential construction in the district.</i>	Based on the conceptual street view provided by the applicant, the building is generally in keeping with the height of the surrounding buildings.
	3. New residential construction and additions should incorporate human-scale elements such as cornices, porches and front steps into their design.	The applicant proposes vertically aligned openings, a one-story full-width porch, and front stairs. In response to staff and Commission feedback, the applicant has changed the roof form. The applicant now proposes a steeply pitched false mansard with a fascia and frieze board and a lower sloped roof. Staff notes the roof detailing, including a flat wall juncture, is not in keeping with the surrounding roof details which have a projecting cornice and side walls. Staff recommends <u>the cornice and roof design be revised to be in keeping with patterns found in the district.</u> Staff also notes the almost flat porch roof spans the entire width of the façade, and the porch roof extends past the side elevations. Staff recommends <u>the applicant reduce the width of the porch roof to not extend beyond the side elevations and to accommodate the gutters necessary for such a flat roof.</u>
Height, Width, Proportion, & Massing, pg.	<i>1. New residential construction should respect the typical height of surrounding residential buildings.</i>	Due to the change in roof form, the proposed building is now 29'-1" in height. The street view indicates the other building on the lot is approximately 27'-11".

2. New residential construction should respect the vertical orientation typical of other residential properties in surrounding historic districts.

The applicant proposes a vertically aligned fenestration pattern on the façade, in keeping with other properties in the surrounding area.

3. The cornice height should be compatible with that of adjacent historic buildings.

Based on the street view provided by the applicant, the cornice height appears to be compatible with the surrounding buildings.

Materials and Colors, pg. 47, #s2-4

2. Materials used in new residential construction should be visually compatible with original materials used throughout the district.

3. Paint colors used should be similar to the historically appropriate colors already found in the district.

In response to staff and Commission comments, the applicant now proposes masonry on the front of the building and fiber cement on the side and rear elevation. Staff finds a mix of materials is uncommon in the surrounding district, especially for masonry buildings. Since the proposed building is longer than the existing building, staff believes the side and rear elevations will be visible from Cleveland Street and the alley. Staff recommends the applicant utilize a masonry material on all elevations to be in keeping with the surrounding area.

Mechanical Equipment, pg. 68

The visual impact of new mechanical equipment should be minimized to protect the historic character of the district.

The site plan provided by the applicant indicates the HVAC units will be located in a side yard behind a fence.

It is the assessment of staff that, with the conditions above, the application is consistent with the Standards for Rehabilitation and New Construction outlined in Section 30-930.7 (b) and (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 the code.

FIGURES

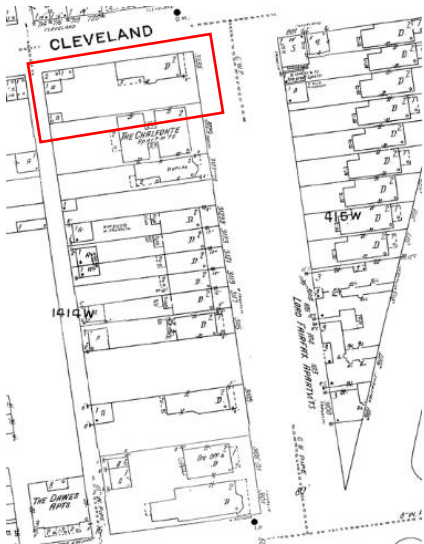


Figure 1. 1950 Sanborn Map



Figure 2. 3135 W. Franklin Street, existing building on the lot.



Figure 3. 3135 W. Franklin Street, location of proposed new construction.



Figure 4. View west along W. Franklin Street towards the proposed new construction.



Figure 5. 3100 Block W. Franklin St, south side



Figure 6. 3100 Block W. Franklin St, north side