



**Staff Report**  
**City of Richmond, Virginia**



**Commission of Architectural Review**

COA-103044-2021	Conceptual Review	Meeting Date: 12/21/2021
<b>Applicant/Petitioner</b>	Dave Johannas	
<b>Project Description</b>	Construct a new rear addition.	
<b>Project Location</b>		
<b>Address:</b> 207 W. Franklin St.		
<b>Historic District:</b> Two Hundred Block West Franklin Street		
<b>High-Level Details:</b> <ul style="list-style-type: none"> <li>The existing building is a two-and-a-half story, Queen Anne style structure built c. 1884.</li> <li>The applicant has provided two concepts for adding additional square footage to the rear of the building.</li> <li>Concept 1 proposes demolition of the rear wing of the building and construction of a new attached addition.</li> <li>Concept 2 proposes a small addition to the existing dwelling and a new detached outbuilding to the rear.</li> </ul>		
<b>Staff Contact</b>	Eva Campbell, <a href="mailto:eva.campbell@RVA.gov">eva.campbell@RVA.gov</a> , 804-646-7550	
<b>Previous Reviews</b>	None	
<b>Staff Recommendations</b>	<ul style="list-style-type: none"> <li>This property is subject to an easement held by the Department of Historic Resources (DHR). Any alterations, including additions, must be reviewed and approved by DHR. Staff recommends that the applicant coordinate with DHR prior to resubmitting this request for CAR review. Staff will coordinate with the applicant regarding the appropriate DHR contacts.</li> <li>Staff recommends that the applicant pursue Concept 2, as it better aligns with the goals and strategies outlined in the Design Review Handbook.</li> <li>Staff requests additional information on proposed materials, dimensions, square footage, windows, location of mechanical equipment, etc. Staff also requests additional exhibits and renderings to help better understand the proposed addition.</li> </ul>	

## Staff Analysis

Guideline Reference	Reference Text	Analysis
Siting #1, pg. 46	<i>Additions should be subordinate in size to other main buildings and as inconspicuous as possible. Locating additions at the rear or on the least visible side of a building is preferred.</i>	<p>Both concepts propose additions that would be located to the rear of the existing building.</p> <p>Information on the proposed square footages have not been provided by the applicant, but based on a visual assessment of the two concepts, staff notes the following:</p> <ul style="list-style-type: none"> <li>• Concept 1 proposes a new addition to the building that will demolish the rear wing of the existing structure. In its place will be a new addition that appears to have a larger overall footprint than what would remain of the existing structure.</li> <li>• Concept 2 proposes a small addition to the rear wing of the existing structure, as well as the addition of a detached outbuilding. The proposed detached addition may be subordinate in size to the existing structure, but more information is needed to confirm.</li> </ul> <p><u>Staff requests additional information regarding the dimensions and square footage of the proposed additions.</u></p>
Materials, #1, p. 47	<i>Additions should not obscure or destroy original architectural elements.</i>	<p>Concept 1 proposes to demolish the rear wing of the building and to construct a new addition in its place. This wing of the building was likely original to the building, but does not feature architectural elements that contribute to the defining character of the Queen Anne Style.</p> <p>Concept 2 proposes to add a small addition to the eastern facade of the existing rear wing, which the applicant notes will be separated by a vertical hyphen. <u>Staff requests additional information on the proposed design, including a visual exhibit.</u> Furthermore, the proposed detached addition would obscure the rear view of the existing dwelling from the alley, but would otherwise leave most of the existing structure intact. At the pedestrian scale, the rear façade of the existing structure may still be visible through space created by the proposed under-building parking area.</p>
Materials, #2, p. 47	<i>Materials used in new residential construction should be visually compatible with original materials used throughout the district.</i>	<p>The applicant has not specified the materials that will be used at this time but has stated that more information will be provided following the conceptual review. <u>Staff recommends that the materials compliment or reflect the materials used on the existing Queen Anne-style structure.</u></p>
New Construction – Doors and Windows, pg. 49	<i>The size, proportion, and spacing patterns of door and window openings on a new addition should</i>	<p>Concept 1 features a fenestration pattern that closely matches the existing rear façade of the building. <u>Staff recommends that the applicant</u></p>

	<p><i>follow patterns established by the original building.</i></p> <p><i>The architectural appearance of original windows should be used as models for new windows.</i></p>	<p><u>consider using double-hung sash windows with divided lights.</u></p> <p>Concept 2 depicts a row of sash windows and four wall dormers on the upper story of the rear façade. Though not featured on the existing dwelling, similar fenestration patterns can be found on other outbuildings in the area, and may be appropriate given the contemporary style of the proposed structure. At ground level, the building features under-building parking, as well as paneling that resembles the size and shape of a garage door. Garage doors are common features found on outbuildings in the district.</p>
<p>New Construction – Residential Outbuildings, pg. 51 #1-2</p>	<ol style="list-style-type: none"> <li><i>1. Outbuildings, including garages, sheds, gazebos and other auxiliary structures, should be compatible with the design of the primary building on the site, including roof slope and materials selection.</i></li> <li><i>2. Newly constructed outbuildings such as detached garages or tool sheds should respect the siting, massing, roof profiles, materials and colors of existing outbuildings in the neighborhood.</i></li> </ol>	<p>Concept 2 proposes a side-gabled outbuilding that is much simpler in design than the existing Queen Anne-style structure. <u>Staff notes that most instances of gable roofed outbuildings in the area also include stepped parapets.</u></p> <p>The proposed out building also features wall dormers, which are not present on the principal structure. There are several example of outbuildings in the area that also incorporate dormers into their design.</p> <p><u>Staff recommends that materials be selected that are compatible with the principal structure.</u></p>
<p>New Construction – Residential Outbuildings, pg. 51 #3</p>	<p><i>New outbuildings should be smaller than the main residence and be located to the rear and/or side of the property to emphasize that they are secondary structures.</i></p>	<p>Concept 2 proposes a new detached outbuilding, to be located to rear of the existing structure. The overall footprint of the proposed structure is likely subordinate to the existing structure, but <u>more information regarding the proposed square footage is needed to confirm.</u></p>
<p>New Construction – Form, pg. 46 #3</p>	<p><i>New residential construction and additions should incorporate human-scale elements such as cornices, porches and front steps into their design.</i></p>	<p>Concept 1 proposes an addition that would extend out toward the rear alley. Most rear facades on structures in the surrounding area include few pedestrian scale elements, so the proposed design is compatible with character of the nearby structures. The proposed design includes windows at ground level, which are an appropriate pedestrian scale element for alley-side development.</p> <p>Concept 2 proposes a detached rear addition with parking at ground level, under the building. The conceptual renderings also show a garage-door sized panel at ground level. Staff notes that garage doors are common elements on outbuildings found in the surrounding area. These features often include pedestrian-scale details, such as decorative or patterned molding, transom windows, and arched designs. <u>Staff requests additional information on the proposed design, detail, and function of the featured panel, and encourages the use of pedestrian-scale detailing.</u></p>

<p>Demolition, pg. 82</p>	<p><i>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 in Old and Historic Districts is strongly discouraged.</i></p> <p><i>Under the provisions of Sec. 32-930.7, the Commission shall approve requests for demolition when:</i></p> <p><i>1) There are no feasible alternatives to the proposed demolition. "Feasible alternatives" include an appropriate new use and rehabilitation, relocation of the structure to a compatible site or re-sale of the property to an individual committed to suitable rehabilitation or relocation.</i></p>	<p>Concept 1 proposes demolition of the rear wing on the existing structure. This rear wing is present on the 1889 Baiste Atlas map of Richmond, and therefore is likely original to the building. It does not, however, feature any of the architectural elements that define the distinctive Queen Anne-style of the structure.</p> <p>Concept 2 provides a feasible alternative to demolition, which would feature a small addition to the east of the rear wing (connected via a vertical hyphen) and the construction of a detached outbuilding. <u>Staff recommends the applicant pursue Concept 2, as it will result in the least demolition of historic fabric.</u></p> <p><u>Staff notes that there is currently a non-original stairwell on the western façade of the existing structure. More information is needed on whether this feature will be retained.</u></p>
<p>Height, Width, Proportion, and Massing, pg. 47 #1-3</p>	<p><i>New residential construction should respect the typical height of surrounding residential buildings.</i></p> <p><i>New designs that call for wide massing should look to the project's local district for precedent</i></p> <p><i>The cornice height should be compatible with that of adjacent historic buildings.</i></p>	<p>Massing exhibits have been provided for both proposed concepts.</p> <p>Concept 1 depicts a rear addition that appears to have a wider massing than the surrounding structures. The addition, as depicted, is larger in width and projects farther out toward the alley than other surrounding structures. The provided elevations indicate that the cornice line is generally aligned with the neighboring properties. The two proposed monitors project above the cornice line, but appear to generally be no greater in height than the maximum height of the surrounding structures. <u>Staff requests more information on the height of the proposed addition.</u></p> <p>Concept 2 proposes an outbuilding structure that appears to have massing comparable to other outbuildings in the area. The scale of the proposed addition to the principal structure also appear to be appropriate for the area, but a more detailed exhibit is needed to better understand the proposal. Staff notes that it appears a monitor is proposed on the upper story of the new addition, <u>as well as on the upper story of existing rear wing. More details are needed on the proposed addition featured in Concept 2.</u></p>



## Figures



Figure 1. Front façade, view from Franklin Street



Figure 2. Rear façade, view from rear alley



Figure 3. Example of outbuilding on W. Franklin St.



Figure 4. Example of outbuilding in nearby alley

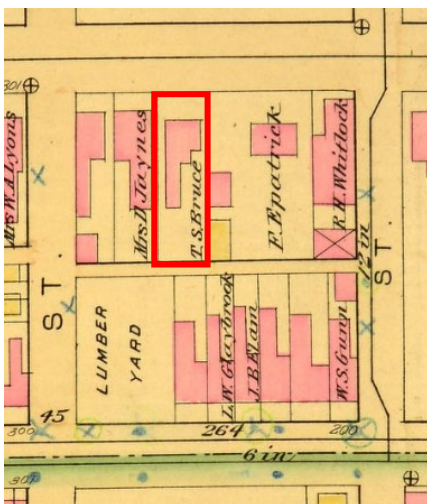


Figure 5. Baiste Atlas (1889)