




Staff Report
City of Richmond, Virginia



Commission of Architectural Review

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| 7. COA-112855-2022 | Final Review | Meeting Date: 6/28/2022 |
| Applicant/Petitioner | Mark Baker | |
| Project Description | Construct a rear addition onto 3 attached dwellings. | |
| Project Location |  | |
| Address: 2511-2515 E. Franklin St. | | |
| Historic District: St. John's Church | | |
| High-Level Details: <ul style="list-style-type: none">The applicant requests permission to construct three rear additions on to three masonry row homes circa 1880.The rear additions will be frame, and clad in horizontal cementitious siding.Windows on the rear addition will be vertically aligned 1/1 aluminum clad wood.Rear facade of new addition will have sets of French doors with large single pane windows.The additions will be approximately 24' in length, three stories tall, and will add about 1,000 square feet to each dwelling.No alley exists behind the property, however a public staircase is adjacent to the property. Staff believes that the additions will be visible from this public right-of-way. The rear additions may also be visible from E. Main Street. | | |
| Staff Recommendation | Approval, with Conditions | |
| Staff Contact | Alex Dandridge, alex.dandridge@rva.gov , (804) 646-6569 | |
| Previous Reviews | None | |
| Staff Recommendations | <ul style="list-style-type: none">Applicant submit additional information on the exterior rehabilitation of the existing dwellings in a subsequent COA application to Staff for administrative review and approval.Staff recommends that windows on the existing dwellings be retained and repaired. | |

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| | <ul style="list-style-type: none"> • Staff recommends that the rear decks feature Richmond Rail and a finished appearance with no exposed hardware or nailed-up pickets. • All original windows on the property that will not be removed to accommodate the new additions be repaired and retained. • Rear elevations of the new additions feature a combination of single doors and single windows that are vertically aligned rather than the proposed French Doors; final design submitted to the Chair and Vice Chair for approval. • Exterior of any original, existing chimneys be retained. • Half round or box getters be utilized on the rear additions, final specifications submitted to staff for review and approval. • HVAC not be visible from the public right-of-way, location submitted to staff for administrative review. • Applicant make every effort to preserve and maintain existing healthy trees, and consider how the new rear additions could impact their canopies and root systems. |
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Staff Analysis

| Guideline Reference | Reference Text | Analysis |
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| Standards for Rehabilitation pg. 59 | <p><i>2. Retain original wood features such as cornices, brackets, window and doorway surrounds, sashes and doors. Maintain the historic reveal or exposure of the siding and trim, as it is an important character-defining feature.</i></p> <p><i>7. Repair damaged elements instead of replacing them. Use materials that match the original in type, or use physically and chemically compatible substitute materials that convey the same appearance as the surviving elements or sections. Use available</i></p> | <p>While this application focuses on the construction of three new rear additions, on a site visit, Staff noticed that the overall condition of the dwellings is poor, and many repairs are needed to the windows, front porches, and other wooden architectural elements. Staff believes that most of these repairs can be approved administratively.</p> <p><u>Staff recommends that applicant submit additional information on the exterior rehabilitation of the existing dwelling in a subsequent COA application to Staff for administrative review and approval.</u></p> |

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| | <i>documentation when reconstructing missing elements. Pictorial, historical or physical documentation can be helpful.</i> | |
| Windows, pg. 69 | <i>7. Windows should only be replaced when they are missing or beyond repair. Any reconstruction should be based on physical evidence or photo documentation.</i> | <u>Staff recommends that windows on the existing dwellings be retained and repaired.</u> Staff notes, that if there are windows on the front façade that are beyond repair, the applicant consider using window sashes that will be removed from the rear to accommodate the addition within the window frames of the front façade, assuming the dimensions are the same. |
| <u>Standards for Rehabilitation #5, pg. 59</u> | Retain original windows including both functional and decorative elements such as frames, sash, muntins, glazing, sills, hood molds, paneled or decorated jambs and moldings, shutters and exterior blinds. | <u>Staff recommends that all original windows on the property that will not be removed to accommodate the new additions be repaired and retained.</u> |
| Standards for New Construction, Form #1, pg. 46 | <i>1. New construction should use a building form compatible with that found elsewhere in the historic district. Building form refers to the specific combination of massing, size, symmetry, proportions, projections and roof shapes that lend identity to a building. Form is greatly influenced by the architectural style of a given structure.</i> | The proposed rear additions will have a building form that is similar to others in the district, having a rectangular form, and inset from the sides of 2511 and 2515 E. Franklin Street. The roof of the new additions will be attached the rear of the existing dwelling beneath the roof line. The south side of E. Franklin Street feature another masonry building that has a large, multiple-story rear projection with covered porches. |
| Standards for New Construction, | <i>1. Additions should not obscure or destroy original architectural elements.</i> | The rear additions will obscure the original rear windows and doors. The first level of the dwellings feature 2 small breezeway elements that connect the rear and front yards on the first level. The additions will be built around this element to maintain a functioning breezeway. |
| Standards for New Construction, Siting, pg. 46 | 1. Additions should be subordinate in size to their main buildings and as inconspicuous as possible. Locating additions at the rear or on the least visible side of a building is preferred. | The existing attached dwelling feature approximately 4,896 square feet of living area. The new additions will add 1,000 square feet to each unit, adding an additional 3,000 square feet to the units. Based on square footage, the new additions will be subordinate in size to the existing dwellings. The existing dwellings are approximately 34' in length, the rear additions will extend back 30', 6' being rear, covered decks. |

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| Standards for New Construction, Materials & Colors, pg. 47 | <p><i>2. Materials used in new residential construction should be visually compatible with original materials used throughout the district.</i></p> <p><i>3. Paint colors for new additions should complement the historically</i></p> | <p>The proposed rear additions will feature horizontal, hardiplank, lap siding, parged masonry foundation, aluminum clad wood windows, aluminum gutter and downspouts, TPO Membrane roofing, solid wood doors, hardi trim, wooden decking.</p> <p>Gutters and downspouts will be aluminum. <u>Staff recommends that either half round or box getters be utilized on the rear additions, final specifications submitted to staff for review and approval.</u></p> <p>From the drawings submitted to staff, it appears that the new rear covered decks will feature Richmond Rail. <u>Staff recommends that the rear decks feature Richmond Rail and a finished appearance with no exposed hardware or nailed-up pickets.</u></p> |
| Standards for New Construction, Doors and Windows, pg. 49 | <p><i>1. The size, proportion and spacing patterns of door and window openings on a new addition should follow patterns established by the original building. Windows on most commercial and residential properties throughout Old and Historic Districts have a vertical orientation.</i></p> <p><i>2. The architectural appearance of original windows should be used as models for new windows.</i></p> <p><i>3. The size, proportion, and spacing patterns of doors and window openings on free standing, new construction should be compatible with patterns established within the district</i></p> | <p>The three rear additions will feature sets of French doors with large single pane glass windows on the rear elevations. The additions constructed onto 2511 & 2515 E. Franklin will have vertically aligned, 1/1 windows.</p> <p>The existing dwelling's rear elevations feature single windows and single, wood and glass doors. The rear of other properties on the block also feature similar fenestration patterns. Staff finds that the use of French doors on the rear elevations of the proposed additions is excessive, and not in-keeping with the character of the district. To better resemble fenestration patters on the block, and of the existing dwellings, <u>staff recommends that the rear elevations of the new additions feature a combination of single doors and single windows that are vertically aligned rather than the proposed French Doors and that the final design be submitted for Chair and Vice Chair approval.</u></p> <p>Staff notes that there is limited visibility of the rear of the dwellings, as there is not a rear public alley, however the dwellings sit atop a tall hillside, and the rear of the properties are visible from E. Main Street during the winter months when the trees do not provide screening.</p> |
| Roofs, Removal of | <p><i>10. Original chimneys, skylights and light wells that contribute to the style and character of the building should be</i></p> | <p>Staff did not receive any information on the existing chimneys on the three dwellings,</p> |

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| elements, pg. 66 | <i>retained, as their removal could alter the overall character of the structure.</i> | however <u>recommends that the exterior of any original, existing chimneys be retained.</u> |
| HVAC Equipment, pg. 68 | <p><i>1. New units should be placed in side or rear yards so as to minimize their visual impact. Side yard units should be located as far away from the front of the building as possible.</i></p> <p><i>2. Rooftop units should be located so that they are minimally visible from the public right-of-way, and screening should be considered.</i></p> | The location of exterior HVAC equipment was not included with this application. <u>Staff recommends that new HVAC not be visible from the public right-of-way, location submitted to staff for administrative review.</u> |
| Standards for Site Improvements; pg. 77 | 5. Mature trees contribute to the character of Old and Historic Districts, provide visual interest, reduce the negative impacts of parking areas and ease the effects of temperature and wind conditions. Every effort should be made to preserve and maintain them. | From a Staff site visit, and photos submitted by the applicant, there appear to be many large trees at the rear of the dwellings on the subject block. <u>Staff recommends that the applicant make every effort to preserve and maintain existing healthy trees, and consider how the new rear additions could impact their canopies and root systems.</u> |

Figures



Figure 1. Façade photo



Figure 2. Rear, mature tree on property line of 2515 and 2517 E. Franklin.



Figure 3. Visibility from 26th and E. Main Street, Winter, google street view



Figure 4. Original rear porch design at attached 2509 E. Franklin Street. Simple design with slim square posts and Richmond Rail.

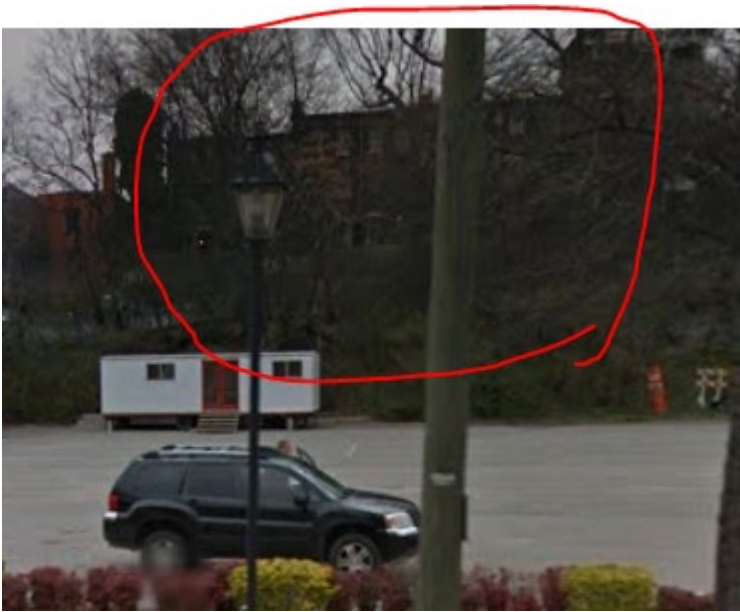


Figure 5. Visibility from E. Main Street, Winter, google street view.