



Staff Report
City of Richmond, Virginia



Commission of Architectural Review

10. COA-112865-2022	Conceptual Review	Meeting Date: 6/28/2022
Applicant/Petitioner	David Clinger	
Project Description	Construct a new rear garage.	
Project Location		
Address: 2712 E. Franklin St.		
Historic District: St. John's Church		
High-Level Details: <ul style="list-style-type: none"> Applicant requests conceptual review of the construction of a rear garage at the rear of a brick, 1916 Colonial Revival dwelling. The proposed garage will be clad mostly in brick, with limited horizontal siding. The roof form of the proposed garage will be an asymmetrical gable with dormers on the alley facing elevation. The garage will have a second story loft feature. 		
Staff Recommendation	Conceptual Review	
Staff Contact	Alex Dandridge, alex.dandridge@rva.gov , (804) 646-6569	
Previous Reviews	None.	
Staff Recommendations	<ul style="list-style-type: none"> Any design changes that may occur based on the ability to attach the proposed garage to the existing garage behind 2710 E. Franklin Street be determined prior to the final submittal. The proposed new rear garage feature either a symmetrical gable, flat, or shed roof form rather than the proposed asymmetrical gable roof. The applicant consider stepped brick parapet wall features on the rear 	

	<p>garages roof.</p> <ul style="list-style-type: none"> • The applicant consider using a standing seam metal roof, • The gable face on the west elevation be clad in the same material as the rest of the building. • The windows be wood or aluminum clad wood, and that the final garage door have a simple design and not feature any faux hardware. Window and door specifications to be submitted with the final application
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Staff Analysis

Guideline Reference	Reference Text	Analysis
Residential Outbuildings, Pg. 51, #1-3	<ol style="list-style-type: none"> 1. <i>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> 2. <i>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> 3. <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>The proposed rear garage is generally not compatible with the design of the main dwelling at 2712 E. Franklin Street. The existing dwelling features a shed roof and decorative wood cornice, while the proposed rear garage will have a pitched, asymmetrical gable roof with “through the eave” dormer windows on the alley facing façade.</p> <p>The subject rear alley features a few examples of one story out buildings, the most prominent one being the brick garage behind 2710 E. Franklin, which will abut the proposed garage. The applicant has stated that the proposed garage will be connected to the east façade of this existing one story garage with the neighbor’s support. It is unclear whether support has been obtained from the owner of 2710 E. Franklin Street, however if it has not, this could impact the overall design of the proposed garage. <u>Staff recommends that any design changes that may occur based on the ability to attach the proposed garage to the existing garage behind 2710 E. Franklin Street be determined prior to the final submittal.</u></p> <p>While there are only one story outbuildings on the subject block, there are examples of two-story outbuildings within the district, the closest two being at 108 N. 28th Street and 205 N 28th Street (See figures 1 & 2). Staff notes that these examples are located on corners and front side streets, whereas the proposed two story garage will be located mid-alley.</p>

		<p>The proposed garage is subordinate in size to the main dwelling, and will have a smaller footprint than the rear garage at 2710 E. Franklin, but will be double the height.</p> <p>To be more in-keeping with the design and form of the districts existing outbuildings, <u>Staff recommends that the proposed new rear garage feature either a symmetrical gable, flat, or shed roof form rather than the proposed asymmetrical gable roof.</u></p> <p>The proposed rear garage will feature two “through the eave” dormer windows on the alley facing façade. “Through the eave dormers” are not a common feature found in the district, as most are full dormers.</p> <p>The proposed garage will be clad in brick. A majority of brick dwellings, especially those with gable roof forms, on E. Franklin Street feature stepped, brick, parapet walls. <u>Staff recommends that the applicant consider stepped brick parapet wall features on the rear garages roof.</u></p>
Materials and Colors, #2-3, p. 47	<p>2. <i>Materials used in new residential construction should be visually compatible with original materials used throughout the district</i></p> <p>3. <i>Paint colors used should be similar to historically appropriate colors already found in the district.</i></p>	<p>The proposed rear garage will be clad in brick which is a compatible with materials used throughout the district.</p> <p>Architectural shingles are being proposed for the main roof. <u>Staff recommends that the applicant consider using a standing seam metal roof,</u> as there are not many examples of architectural shingles in the district, even on other new construction.</p> <p>While a majority of the proposed garage will be clad in brick, the face of the gable on the west elevation will be clad in cementitious, horizontal siding. Staff notes the mixing of cladding materials on the same building mass is unusual in this district, and <u>recommends that the gable face on the west elevation be clad in the same material as the rest of the building.</u></p> <p>Information on windows and doors was not submitted with this application. <u>Staff recommends that the windows be wood or aluminum clad wood, and that the final garage door have a simple design and not feature any faux hardware.</u> Window and door</p>

		<u>specifications to be submitted with the final application</u>
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Figures



Figure 1. Out building 205 N. 28th Street



Figure 2. Out Building 108 N. 28th Street



Figure 3. Subject Alley



Figure 4. Out building 2710 E. Franklin



Figure 5. Subject Alley

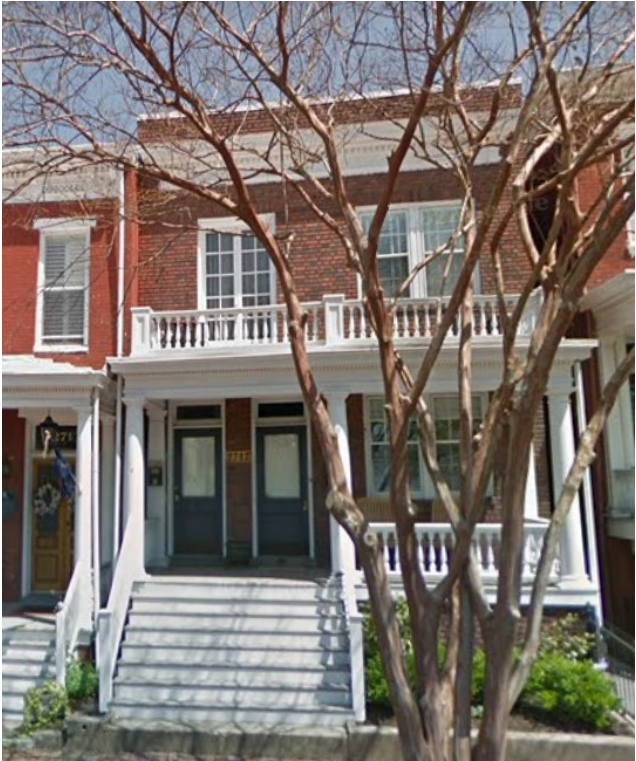


Figure 6. Front façade