



Staff Report
City of Richmond, Virginia



Commission of Architectural Review

3. COA-115910-2022	Final Review	Meeting Date: 8/23/2022
Applicant/Petitioner	Dave Johannas, Johannas Design	
Project Description	Exterior renovations to an existing rear carriage house.	
Project Location		
Address: 1103 W. Franklin Street		
Historic District: W. Franklin Street		
High-Level Details: <p>The applicant proposes to rehabilitate the exterior of a rear carriage house circa 1920.</p> <p>Rehabilitation will include the removal of two garage doors, and the installation of windows and a new garage door to allow for a dwelling unit on the first floor.</p> <p>Applicant must obtain a Special Use Permit post CAR review.</p>		
Staff Recommendation	Approval, with Conditions	
Staff Contact	Alex Dandridge, alex.dandridge@rva.gov , (804) 646-6569	
Previous Reviews	None.	
Conditions for Approval	<ul style="list-style-type: none"> Any replacement glass within the existing windows be clear and not tinted, and that final color specifications be submitted to staff for administrative review. Brick repair or repointing be done using mortar that matches the existing in color and composition as closely as possible, and that any replacement brick match the original as closely as possible. The new windows be wood or aluminum clad wood, and a final window schedule be submitted for administrative review and approval. The existing set of shutters on the second story, eastern window be retained and repaired, and that the shutter hardware on the second story, western window be retained, and the applicant consider installing a new matching set of shutters to match the original that are missing. 	

	<ul style="list-style-type: none"> The eastern garage door be repaired and retained
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Staff Analysis

Guideline Reference	Reference Text	Analysis
Building Elements, Windows, pg. 69	<p><i>1. Retain all original windows, and ensure that hardware is in good shape, reusing serviceable window hardware and locks</i></p> <p><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></p>	<p>The applicant proposes to retain and restore all existing windows and doors, with the exception of the two garage doors.</p> <p><u>Staff recommends that any replacement glass within the existing windows be clear and not tinted, and that final color specifications be submitted to staff for administrative review.</u></p> <p>On a site visit staff observed damage to the existing brick on the lower portion of the alley elevation, as well as to the upper parapet. <u>Staff recommends that any brick repair or repointing be done using mortar that matches the existing in color and composition as closely as possible, and that any replacement brick match the original as closely as possible.</u></p>
New Construction, Doors & 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. Wide, horizontal so-called "picture windows" are strongly discouraged.</i></p> <p><i>2. The architectural appearance of original windows should be used as models for new windows. New glass should be clear without reflective coatings.</i></p> <p><i>4. Original masonry openings for doors and windows should be maintained.</i></p>	<p>The applicant proposes to reconfigure the two existing garage doors on the alley facing elevation. The southeast door will be reconfigured under the existing header, and the new garage door will be a composite material.</p> <p>The northwest existing door on that facade will be replaced by a cementitious composite wall with three windows. These windows will be similar in proportion to the existing carriage house windows, but have a 6 over 1 lite configuration instead of the existing 6 over 6. The trim board along the bottom of this new wall will also be cementitious.</p> <p>Staff supports the removal of the existing northwest garage door accommodate the new use as a dwelling unit, however <u>staff recommends that the eastern garage door be repaired and retained</u> as it is likely original to the structure, and its retention would tell a visual story, and serve as a physical record of how the northwestern garage door appeared.</p>

		<p><u>Staff recommends that the new windows be wood or aluminum clad wood, and a final widow schedule be submitted for administrative review and approval.</u></p> <p>This wall will be recessed from the finished face of the brick facade, reflecting the setback condition of the original garage doors. The remainder of this facade will be restored.</p>
Standards for Rehabilitation, #6, pg. 8	<p><i>6. Deteriorated historic features shall be repaired rather than replaced. When the severity of deterioration requires replacement or a distinctive feature, the new feature shall match the old in design, color, texture and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical or pictorial evidence.</i></p>	<p>There is a set of existing shutters on the second story, eastern, alley facing window, and there is shutter hardware on the second story, western, alley facing window which indicates that there was a shutter in this location as well. While staff was unable to locate photographic documentation, it is believed that the shutters are original to the structure, or are a later addition that have gained significance overtime. <u>Staff recommends that the existing set of shutters on the second story, eastern window be retained and repaired, and that the shutter hardware on the second story, western window be retained, and that the applicant consider installing a new matching set of shutters to match the original that are missing.</u></p>

Figures



Figure 1. Alley facade photo



Figure 2. Alley facade photo



Figure 3. Brick damage

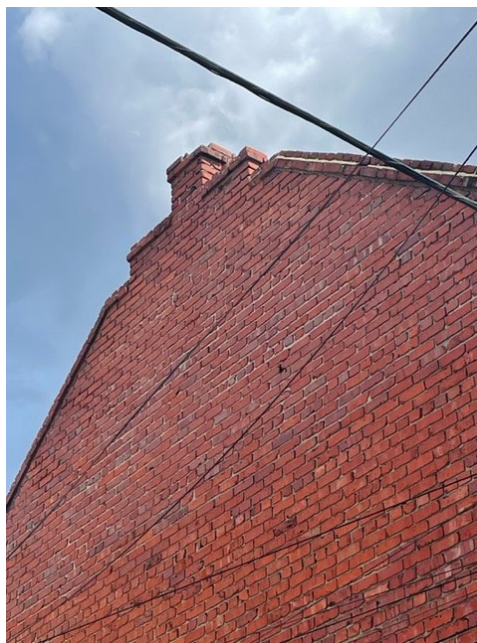


Figure 4. Brick damage on parapet



Figure 5. 2016 - second story, western window with one shutter.