



Staff Report
City of Richmond, Virginia



Commission of Architectural Review

5. COA-123204-2023	Final Review	Meeting Date: 1/24/2023
Applicant/Petitioner	Elizabeth Drucker-Basch	
Project Description	Rehabilitate an existing dwelling and carriage house.	
Project Location		
Address: 7 E. Franklin Street		
Historic District: Zero Blocks E. Franklin Street		
High-Level Details: <p>The applicant proposes to rehabilitate an existing Richardsonian Romanesque Style building and rear Carriage House.</p> <p>The building is currently used for office space on three floors and the basement is vacant. The rear carriage house is in disrepair and vacant.</p> <p>General rehabilitation including repointing and painting is proposed for the main building. Three new basement-level window are proposed as well as the lowering of the sills of two basement level windows with the installation of new window wells. This will be done to meet egress requirements.</p> <p>All windows will be replaced on the rear carriage house; previously bricked-in doors will be reopened and new modern storefront windows and doors will be installed.</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"> Graffiti be removed on the rear carriage house using the gentlest means possible as to not damage the existing brick. Any additional repairs not listed in the application found to be needed during the rehabilitation process be submitted for CAR review and approval. 	

Staff Analysis

Guideline Reference	Reference Text	Analysis
<i>New Construction - Doors and Windows, pg. 49</i>	<p><i>The size, proportion, and spacing patterns of door and window openings on a new addition should 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>Carriage House:</u></p> <p>The applicant proposes to remove all remaining windows and window elements from the rear carriage house and replace with new aluminum clad wood windows.</p> <p>On the north elevation new 6/6 aluminum clad wood windows will be installed in existing openings. A new storefront window will be installed on the second floor in an infilled door and a new storefront window and door system will be installed on the first floor in place of the original garage door.</p> <p>On the south elevation the applicant proposes to replace all remaining windows with new aluminum clad wood windows to match the original in design and dimension. A new storefront glazing system with windows and solid panels will be installed in the previously infilled garage door opening.</p> <p>On the east elevation two windows will be replaced with new aluminum clad wood windows the match the original in design and dimension.</p> <p>Routine exterior maintenance is proposed for the west elevation.</p> <p>Staff finds that these alterations to the carriage house are in compliance with the <i>Guidelines</i>, as the new windows will resemble the original in appearance, and the storefront windows and doors will give visual reference to the original door openings.</p>
<i>Windows #8, pg. 69</i>	<p><i>The number, location, size or glazing pattern of windows should not be changed by cutting new openings, blocking out windows or by installing replacement sash that do not fit the original window. Changes to existing windows or the addition of new windows along a secondary elevations will be considered by the Commission on a case-by-case basis.</i></p>	<p><u>Main Building:</u></p> <p>The applicant proposes to install three new basement level masonry openings on the west side elevation. Two openings will be clerestory windows, and one will be a larger opening for a means of egress and will include excavation for an egress window well.</p> <p>A fourth window on the east side elevation will be removed and the sill lowered to convert the opening into a means of egress,</p>

		<p>and will include excavation for an egress window well.</p> <p>A fifth window on the east side elevation will be removed and the sill lowered to convert the opening into a means of egress, and will include excavation for an egress window well.</p> <p>Given the need to meet building code and to provide additional light into the basement apartment units, staff finds that the proposed new masonry openings and alterations to the existing openings are appropriate and will contribute to the successful rehabilitation of this building, allowing for a continued feasible use of the building. Furthermore, these alterations are located on minimally visible side elevations.</p>
Paint		<p>The applicant has selected the following exterior paint colors that are in compliance with the CAR paint palate: metal railings, metal trim, and front porch rosettes - SW 7020 (Black Fox); Exterior Window Sashes - SW 7069 (Iron Ore); and primary wood trim paint - SW 0023 (Pewter Tankard)</p>
Preservation Brief #6, Dangers of Abrasive Cleaning to Historic Buildings		<p>Based on the images submitted by the applicant, the rear carriage house has graffiti paint on its brick. <u>Staff recommends that this graffiti be removed using the gentlest means possible as to not damage the existing brick.</u></p> <p>Please review the NPS Preservation Brief #6 <i>Dangers of Abrasive Cleaning to Historic Buildings</i>.</p>

Figures



Figure 1. Front Façade.



Figure 2. Rear Carriage House