



Staff Report
City of Richmond, Virginia



Commission of Architectural Review

8. COA-128344-2023	Final Review Meeting Date: 4/25/2023
Applicant/Petitioner	Dave Johannas
Project Description	Construct a new rear addition and accessory dwelling unit.
Project Location	
Address: 207 W. Franklin St.	
Historic District: Two Hundred Block West Franklin Street	
High-Level Details:	
<p>The existing building is a two-and-a-half story, Queen Anne style structure built c. 1884.</p> <p>The applicant proposes to add a three story addition off the rear of the building adjacent to the east side elevation of the rear three-story massing.</p> <p>The applicant proposes to add a four story elevator tower to the west side elevation.</p> <p>The applicant proposes to add an enclosed porch addition off the rear on the east side of the rear three story massing.</p> <p>Applicant proposes to construct a two story rear accessory dwelling unit.</p> <p>Several new openings and alterations to the existing fenestration are proposed.</p> <p>The project has received Part II tax credit approval from the Va. Department of Historic Resources.</p> <p>Staff notes that the proposed alterations and new construction will not impact the front façade of the building and will be minimally visible from W. Franklin Street.</p>	
Staff Contact	Alex Dandridge, alex.dandridge@rva.gov, 804-646-6569
Previous Reviews	None.
Staff Recommendation	Approval with Conditions
Staff Recommendations	<ul style="list-style-type: none">Final material selections for the additions and carriage house be submitted for administrative review and approval.The western-most dormer window be decreased 6 inches in height to align with the main roof's peak. Revised plans submitted for administrative approval.

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>Three additions to the existing building are being proposed.</p> <p>East Elevation:</p> <p>On the east elevation, two additions are being proposed. An enclosed porch addition and a large three story addition. Both of these additions are located on a rear/side façade and will be minimally visible from W. Franklin Street.</p> <p>West Elevation:</p> <p>On the west elevation, a four story elevator shaft is proposed. This addition will be adjacent to a non-original CMU addition and in a corner that is minimally visible from the public right-of-way.</p> <p>Staff finds that the proposed additions are subordinate in size to the primary building and are located in the most inconspicuous area of the site.</p>
Materials, #1, p. 47	<i>Additions should not obscure or destroy original architectural elements.</i>	<p>During the conceptual review, the applicant proposed two concepts.</p> <p>Concept 1 proposed to demolish the rear wing of the building and to construct a new addition in its place.</p> <p>Concept 2 proposed to add a small addition to the eastern facade of the existing rear wing, which the applicant noted would be separated by a vertical hyphen.</p> <p>The Commission advised that a design solution that included retaining the rear portion of the building and would not obscure character defining features of the building should be implemented.</p> <p>As submitted for the final review, the proposed additions will not obscure any character defining features. The parapet wall and chimney on the rear of the building will not be impacted.</p> <p>A three story enclosed porch addition will reference the original location of a multi-story porch as indicated by physical evidence and Sanborn maps.</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>Proposed materials for the rear carriage house and additions will include modular brick veneer, fiber cement horizontal siding, standing seam metal roofing, wood windows, aluminum clad wood windows, steel, and composite trim. Staff finds that all proposed materials are compatible with the primary building and the district.</p> <p><u>Staff recommends that all final material selections for the additions and carriage house be submitted for administrative review and approval.</u></p>
New Construction – Doors and Windows, pg. 49	<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>Additions:</p> <p>The eastern addition will feature vertically aligned single and grouped 1/1 aluminum clad wood windows and wooden doors.</p> <p>The enclosed porch addition on the eastern side of the building will have wooden single pane windows and wooden doors.</p> <p>The existing building's windows have divided lights. Staff finds that using 1/1 and single pane windows on the additions further differentiate the new construction from the original portion of the building.</p> <p>Carriage house:</p> <p>The carriage house will have composite 1/1 windows. While composite windows have not frequently been approved by the Commission, Staff finds their use in this application on a new construction at the rear of the property to be permissible.</p>
New Construction – Form, pg. 46 #3	<i>New residential construction and additions should incorporate human-scale elements such as cornices, porches and front steps into their design.</i>	The new additions onto the building will incorporate canopies with standing seam metal roofs over the exterior doors. Other pedestrian scale elements will include windows, porches, and patios.
Building Elements, Window Replacement and/or Reconstruction, #8, pg. 69	<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 elevation will be considered by the Commission on a case-by-case basis.</i>	<p>There are three new masonry openings proposed for the western elevation. Staff is supportive of these new openings, as they will be minimally visible from the public right-of-way.</p> <p>There is a new shed dormer window proposed for the rear of the third floor roof. Staff is supportive of this alteration because it is located in a location that is minimally visible and will have a roof form that differentiates it from the existing dormers on the building. Furthermore, it will not be an actual window, but rather a connection between the front and rear mass of the building.</p>

<p>New Construction - Residential Outbuildings, pg. 51 #1-2</p>	<p><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></p> <p><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></p>	<p>The proposed rear carriage house will be large and span most of the width of the lot. It will be clad in brick relating it to the primary building and will also feature a standing seam metal roof. The roof form will be an A-frame roof with three dormer windows facing the alley. The two eastern-most dormer windows will be identical, whereas the western-most dormer window will be wider and taller than the height of the main roof line. The gable roof form is not a common form found on outbuildings in the district, however there are some examples that are outliers and are referenced in the applicant's design.</p> <p>The north elevation will be minimally visible, facing the interior of the yard.</p> <p>Staff finds that the design of the visible elevation of the carriage house is generally in-keeping with other outbuildings in the district. <u>However, staff recommends that the western-most dormer window be decreased 6 inches in height to align with the main roof's peak.</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>The proposed carriage house is quite large; however, it will be smaller than the primary building. Being located at the rear of the primary building, the carriage house will read as a secondary structure.</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

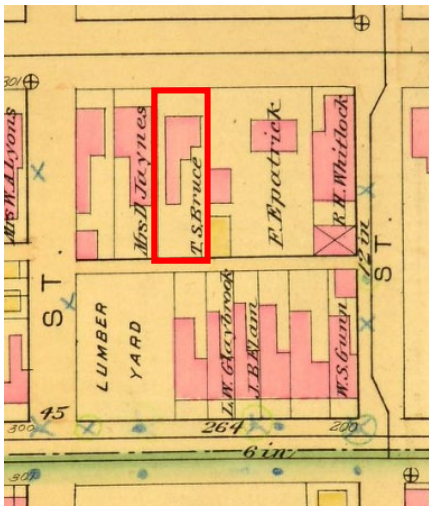


Figure 5. Baiste Atlas (1889)