

7. COA-065128-2019

PUBLIC HEARING DATE

December 17th, 2019

PROPERTY ADDRESS

2242 Venable Street

DISTRICT

Union Hill

APPLICANT

Richmond Affordable Housing



STAFF CONTACT

C. Jones

PROJECT DESCRIPTION

Rehabilitate an existing building and construct a rear addition.

PROJECT DETAILS

- The applicant proposes to rehabilitate the existing 320 SF, 17'-tall building. The proposed rehabilitation includes repair of the existing chimney, the installation of new aluminum storefront windows, and the replacement of the existing asphalt shingle roof with a flat seam metal roof.
- The applicant also proposes to construct a 1,180 SF addition. The ground level will be 10'-6" in height and clerestory windows will bring the total height to 16'-7".
- The addition will have vertically oriented dark wood siding on the ground level and fiber cement panels and large glass windows above. The sloped roof will be standing seam metal with wood shiplap covering the soffits.
- The addition will be attached to the historic building by a one-story hyphen with a flat roof.



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STAFF RECOMMENDATION

APPROVE WITH CONDITIONS

PREVIOUS REVIEWS

The Commission previously reviewed this application at the September 24th, 2019 meeting. In terms of the overall design, the Commission discussed whether the new building should be connected to the historic building or if it should be two separate buildings. The Commission also discussed that, though connected, the existing building and the proposed addition read as two separate buildings due to the siting and the connector. A suggestion was made that the new connector could be glass to help distinguish the historic building from the new construction. The Commission also discussed the design of the roof and in general was supportive of the contemporary roof form. However, the Commission was apprehensive about the "aggressive" height and slope and suggested it could be less exaggerated. The Commission also expressed concern that the roof slope looks as if it would send water drainage to the existing building, which might not be desirable. The Commission also questioned the overall site plan, especially the location of the HVAC equipment and trash receptacles for a commercial tenant.

STAFF RECOMMENDED CONDITIONS

The applicant provide the following for staff review and approval:

- information about screening for the HVAC equipment and trash receptacles
- a complete window and door schedule prior to applying for building permits
- information about exhaust vents or fans if required by the commercial tenant

- an application for signage once a commercial tenant is selected

STAFF ANALYSIS

New Construction, Storefront Façades, pg. 49, #1	<i>Historically, storefronts were defined by simple piers, large storefront windows, a cornice, a signboard and/or attached signage, and awnings. The new storefront should be compatible with other historic storefronts within the district.</i>	The applicant proposes to reinstall new aluminum storefront windows. <u>Staff supports the installation of new storefront windows provided they fit the existing openings. Staff requests the applicant provide a complete door and window schedule.</u>
Technical Preservation Briefs #14, New Exterior Additions to Historic Buildings: Preservation Concerns	<p>In other instances, particularly in urban areas, there may be no other place but adjacent to the primary façade to locate an addition needed for the new use. It may be possible to design a lateral addition attached on the side that is compatible with the historic building, even though it is a highly-visible new element...Large new additions may sometimes be successful if they read as a separate volume, rather than as an extension of the historic structure, although the scale, massing and proportions of the addition still need to be compatible with the historic building. However, similar expansion of smaller buildings would be dramatically out of scale. In summary, where any new addition is proposed, correctly assessing the relationship between actual size and relative scale will be a key to preserving the character of the historic building.</p> <ul style="list-style-type: none"> • Incorporate a simple, recessed, small-scale hyphen to physically separate the old and the new volumes or set the addition back from the wall plane(s) of the historic building. • Avoid designs that unify the two volumes into a single architectural whole. The new addition may include simplified architectural features that reflect, but do not duplicate, similar features on the historic building. • Use building materials in the same color range or value as those of the historic building. The materials need not be the same as those on the historic building, but they should be harmonious; they should not be so different that they stand out or distract from the historic building. (Even clear glass can be as prominent as a less transparent material. Generally, glass may be most appropriate for small-scale additions, such as an entrance on a secondary elevation or a connector between an addition and the historic building.) • Base the size, rhythm and alignment of the new addition's window and door openings on those of the historic building. • Respect the architectural expression of the historic building type. 	
<p>Staff finds that the applicant has responded to staff and the Commission regarding the addition. The applicant proposes a small hyphen located on the rear of the building to connect the historic building and addition, and has reduced the height of the building and the roof overhang. Staff finds the design of the addition mimics some of the architectural features of the historic building, such as the large open windows, without duplicating the design of the historic building. Staff further finds that the modern materials relate to, but do not copy, the historic building materials.</p>		
Siting, pg. 52	<i>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.</i>	The applicant has responded to Commission feedback and has reduced the roof slope and height. The applicant has lowered the overall height of the building from 20'-6" to 16'-7". The applicant has also reduced the scale of the roof overhang.
Form, pg. 52	<i>1. New commercial construction should use a building form compatible with that found elsewhere in the immediate area. Building form refers to the specific combination of massing, size, symmetry, proportions, projections and roof shapes that lend identity to a building. Building form is greatly influenced by the architectural style of a</i>	The applicant has reduced the size of the addition from 1,460 SF to 1,180 SF while maintaining the rectangular form common for commercial buildings in the area. The applicant has reduced the roof overhang, resulting in a lighter, more open appearance.

given structure.

Height, Width,
Proportion, &
Massing, pg. 53

1. New commercial construction should respect the typical height of surrounding buildings, both residential and commercial.

The applicant has provided the heights of the surrounding buildings in the revised application. The height of the first story of the proposed addition, 10'-6", is the same as the existing historic building and the height to the roof ridge is 16'-7" and is compatible with the 17-foot height of the existing building. Staff finds it is lower than the neighboring property at 912 Tulip Street, which is 25 feet in height.

Mechanical
Equipment,
HVAC
Equipment, pg.
68

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.
3. HVAC equipment on the ground should be appropriately screened with fencing or vegetation.
4. Exhaust vents or fans should be installed where their visibility is minimized and with the least impact on historic materials.

The applicant has updated the site plan to indicate that the HVAC equipment will be located at the northwest corner of the property and will have an enclosure. Staff recommends approval of this location with the condition that the applicant provide information about the enclosure to staff for review and approval. Staff also requests that, should the commercial tenant require exhaust vents or fans, this information be submitted to staff for review and approval.

Standards for
Signage, pg. 73

Designs for signs in City Old and Historic Districts should reflect the pedestrian scale of the District. Signs within a District should be modest in size and addressed to pedestrians and slower vehicular traffic and...should use appropriate materials. Special consideration should also be paid to placement, lighting and installation of these signs.

Staff requests that any proposed signage, both freestanding and attached to the buildings, be submitted for administrative review and approval once a commercial tenant is identified.

It is the assessment of staff that, with the conditions above, the application is consistent with the Standards for Rehabilitation and New Construction outlined in Section 30-930.7 (b) and (c) of the City Code, as well as with the Richmond Old and Historic Districts Handbook and Design Review Guidelines, specifically the pages cited above, adopted by the Commission for review of Certificates of Appropriateness under the same section of the code.

FIGURES



Figure 1. 2242 Venable Street, existing building.



Figure 2. 2242 Venable Street and site of new addition from Venable Street.



Figure 3. 2242 Venable Street and site of new addition from Tulip Street.



Figure 4. 2300 Venable Street.



Figure 5. 2241 Venable Street.



Figure 6. 912 Tulip Street.