

10. COA-049220-2019

PUBLIC HEARING DATE

February 26, 2019

PROPERTY ADDRESS

813 N 28th Street

DISTRICT

Church Hill North

Commission of Architectural Review

STAFF REPORT



APPLICANT

City of Richmond – Capital Projects

STAFF CONTACT

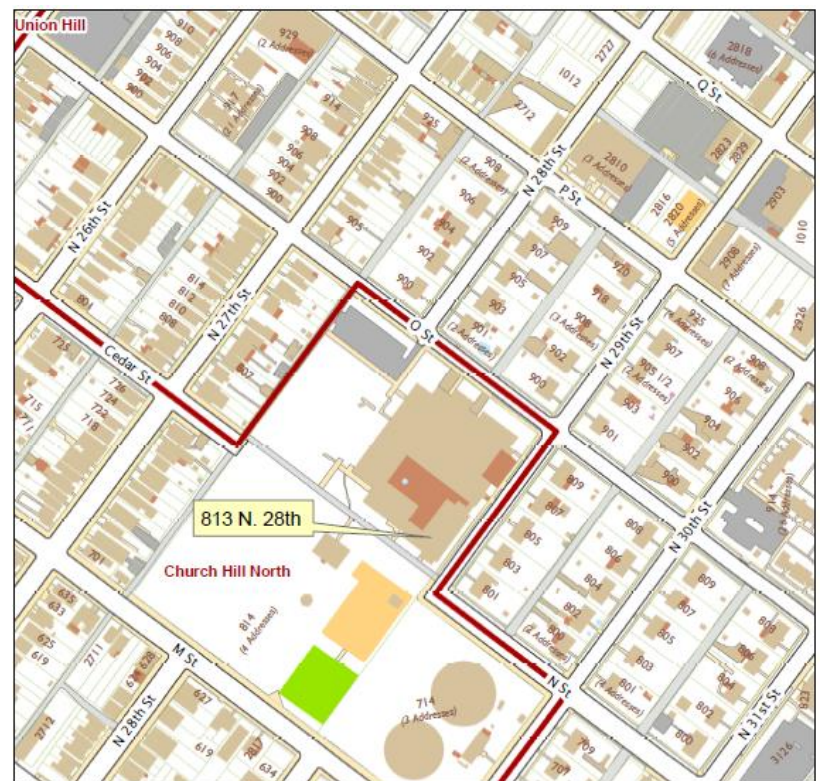
C. Jones

PROJECT DESCRIPTION

Revise approved plans to consider exterior details.

PROJECT DETAILS

- The applicant proposes construction of a 750 student school and playground facilities on a large parcel with an existing school building.
- The school will be located close to M Street with the main entrance from M Street at 28th Street.
- The majority of the school will be two-story in height, with the gym, upper cafeteria, and some classroom spaces on the second floor, and mechanical equipment in the third story/roof.
- The building will have a hipped roof, brick exterior, and concrete details.



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STAFF RECOMMENDATION

APPROVE WITH CONDITIONS

PREVIOUS REVIEWS

The Commission of Architectural Review conceptually reviewed this application at the November 18, 2018 meeting. At the meeting Commission members recommended ways to reduce the size and scale of the roof, and also recommended that the applicants consider adding additional openings on the ground floor, reducing the decorative features to be more consistent with an institutional building, and installing a covered walkway. Since the November meeting the applicants have provided additional information and photographs of prototypes. In response to community concerns, they have moved the bus drop-off area from the parking lot accessed by Cedar Street to have buses travel on O Street, along 29th and out onto M Street. The applicants have also provided updated landscape and lighting plans.

At the January 22, 2019 the Commission reviewed revisions to the plans. During the meeting, Commissioners asked to see additional window openings, to remove the keystone element which has been applied to the middle of the windows, and that in some areas where windows are not possible, the addition of other detailing in order to

break up the masses of the structure, and for clarification on the brick color variations. Additionally, the Commission expressed concern about the large setback and driveway at the front of the school as being inconsistent with the neighborhood, and about the lack of a clearly marked path for students approaching the school along North 28th Street.

At the November and January Commission meeting, staff mentioned that a separate application for the demolition of the existing school building will be necessary. Staff has not received an application for the demolition.

STAFF RECOMMENDED CONDITIONS:

- Decorative fence and other site improvements be submitted for review and approval.

STAFF ANALYSIS

Standards for New Construction: Commercial, Form, pg. 52, #3	<i>3. New commercial construction should incorporate human-scale elements at the pedestrian level.</i>	The applicant has responded to Commission suggestions and has incorporated false openings to add architectural interest to the building and to break up the massing.
Standards for New Construction, Height, Width, Proportion & Massing, pg. 53, # 2	<i>2. New commercial construction should respect the vertical orientation typical of commercial buildings in Richmond's historic districts. New designs that call for wide massing should look to the project's local district for precedent. When designing new commercial buildings that occupy more than one third of a block face, the design should still employ bays as an organizational device, but the new building should read as a single piece of architecture</i>	The proposed additional false openings are vertically aligned and help to reinforce a repeating bay pattern.
New Construction: Corner Properties – Commercial, pg. 54	<i>1. Secondary elevations of corner properties should reference massing similar to other corner locations in the historic district. 2. The material used in the primary elevation should be continued along the second, corner elevation. 4. Windows and doors on the secondary, corner elevation should be organized following the principals of the primary elevation: windows should be proportioned appropriately, aligned vertically, and arranged as though designing a primary elevation.</i>	Staff finds the proposed elevations use a consistent pattern of architectural details and materials. Staff further finds that the addition of false openings and alternating brick patterns on the north, south, and east elevation help to create a cohesive architectural design.

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.