

7. COA-052430-2019

PUBLIC HEARING DATE

April 23rd, 2019

PROPERTY ADDRESS

101-115 South 15th Street

DISTRICT

Shockoe Slip

APPLICANT

Fulton Hill Properties

STAFF CONTACT

C. Jones

Commission of Architectural Review

STAFF REPORT

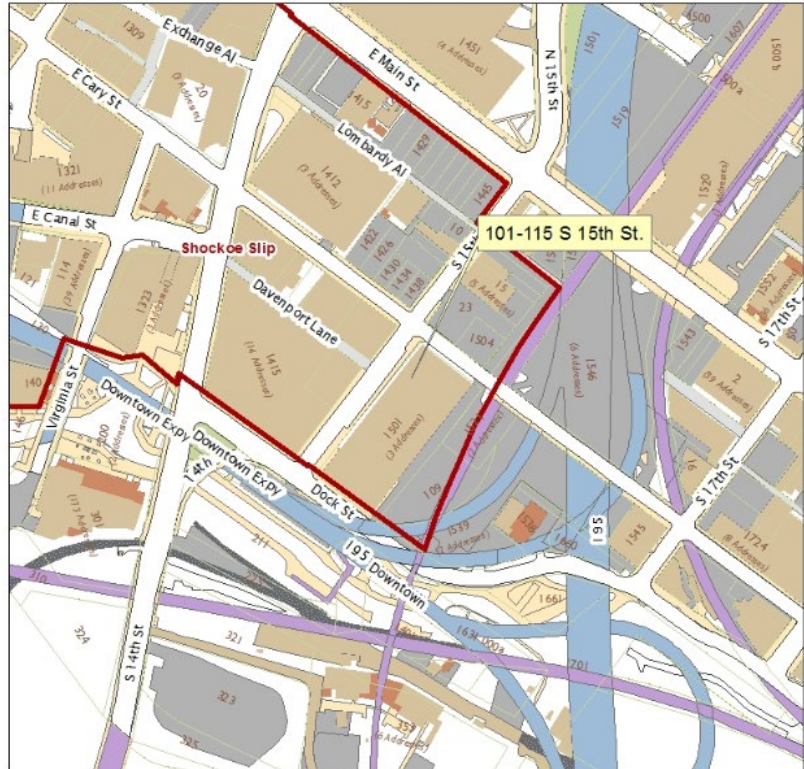


PROJECT DESCRIPTION

Add two stories to an existing two-story building.

PROJECT DETAILS

- The applicant proposes to construct a new, two-story addition on top of an existing two-story former tobacco warehouse.
- The addition will be set back from the existing walls and will be differentiated from the original building in design and exterior material.
- The majority of the addition utilizes bays emphasized by the use of different materials to break up the massing. A horizontal band will be run on top of the building walls.
- The design of the addition also responds to the corner location with a shed-roofed tower composed of large, fixed windows.
- Fenestration patterns include paired and multi-light windows, and paired doors to the balconies.
- The HVAC equipment will be located within the roof of an interior courtyard and will not be visible from the public right-of-way.



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STAFF RECOMMENDATION

APPROVE WITH CONDITIONS

PREVIOUS REVIEWS

The Commission conceptually reviewed this application at the February 26th, 2019 meeting. The Commission was generally in favor of the application and commented primarily on the massing and design, the color scheme, and the proposed materials. Some of the Commission members felt that the design was incongruous and needed to be better integrated with the existing building. The Commission members also suggested deeper setbacks for the building and the balconies. A number of Commission members recommended additional horizontal design elements to reference the horizontal bands on the existing building. Commission members also expressed concerns about the proposed color scheme and stated a slight preference for the grey color palette. Some Commission members also suggested that materials such as corrugated stainless steel could be integrated into the design and confirmed that vinyl windows should not be used, as they are not in keeping with the Guidelines.

STAFF RECOMMENDED CONDITIONS

- The window and door final specifications, including design and materials, be submitted for review and approval, and be reflected on the building permit plans in a door and window schedule.
- Lighting specifications be submitted for administrative review and approval.
- Any additional items not included in the application, including upgrades to an existing parking lot and any proposed signage, be submitted to staff for administrative review and approval.

STAFF ANALYSIS

Standards for New Construction, Height, Width, Proportion, & Massing, pg. 47	<ol style="list-style-type: none">1. <i>New residential construction should respect the typical height of surrounding residential buildings.</i>2. <i>New residential construction should respect the vertical orientation typical of other residential properties in surrounding historic districts.</i>3. <i>The cornice height should be compatible with that of adjacent historic buildings.</i>	The applicant has redesigned the building so that the interior bays will be the same height, with a horizontal band along the top to reference the horizontality of the original building. The overall massing of the building will be broken up with setbacks and the use of different setbacks on alternating bays.
Standards for New Construction, Materials and Colors, pg. 47	<ol style="list-style-type: none">2. <i>Materials used in new residential construction should be visually compatible with original materials used throughout the district.</i>3. <i>Paint colors for new additions should complement the historically appropriate colors used on the primary structure. Paint colors used should be similar to the historically appropriate colors already found in the district.</i>4. <i>Vinyl, asphalt, and aluminum siding are not permitted for use in City Old and Historic Districts. Other synthetic siding materials with a smooth, untextured finish may be allowed in limited cases, but approval by the Commission is always required.</i>5. <i>Rooftop mechanical equipment should be located as discretely as possible to limit visibility. In addition, appropriate screening should be provided to conceal equipment from view. When rooftop railings are required for seating areas or for safe access to mechanical equipment, the railings should be as unobtrusive as possible, in order to minimize their appearance and visual impact on the surrounding district.</i>	Based on feedback from the Commission, the applicant has revised the materials. The applicant proposes to use corrugated aluminum siding, cable wire railings, and industrial style windows to reflect the industrial nature of the historic building. The applicant proposes to use corrugated aluminum siding in contrast with dark grey cementitious panels and a horizontal band of dark corrugated metal at the base. The applicant will also use a warm cedar product to add some decorative detailing to the addition. Staff finds that this helps to differentiate the historic building and the new construction while also referencing the materials and design of the historic building. The applicant has also revised the color scheme and now proposes a combination of four colors: two muted greys, a black shade, and a warm cedar color for trim. Staff finds this to be an appropriate color palette for the addition.
New Construction, Standards for New Construction: Corner Properties –	<ol style="list-style-type: none">1. <i>Secondary elevations of corner properties should reference massing similar to other corner locations in the historic district.</i>2. <i>The material used in the primary elevation should be continued along the second, corner elevation.</i>4. <i>Windows and doors on the secondary, corner elevation should be organized</i>	The applicant has redesigned the corner at South 15 th Street and East Cary Street to be modern corner tower with a projecting roof and large, multi-light windows. In order to bring a residential feel to the corner tower, the applicant proposes the use of cementitious siding in a cedar wood color.

Residential, pg. 48	<p><i>following the principals of the primary elevation: windows should be proportioned appropriately, aligned vertically, and arranged as though designing a primary elevation.</i></p> <p><i>5. For residential corner properties, we strongly encourage the use of architectural elements that are typical of residential corner properties in Richmond's historic districts: porches that turn from primary to secondary elevations, corner towers, projecting bay windows, side entrances (including porticos, and shed roofs, where appropriate), side porches, lighting related to that on the primary elevation, and other similar treatments that treat the secondary corner elevation as an architecturally important elevation.</i></p>	<p>In keeping with the <i>Guidelines</i>, the applicant has designed the side elevations to be architecturally harmonious, with similar massing and materials.</p>
New Construction, Doors and Windows, pg. 56 #4	<p><i>Because the material cannot be manufactured to model effectively the appearance of historic windows, vinyl windows are not appropriate for contributing buildings in historic districts.</i></p>	<p>The applicant has revised the proposed windows based on Commission feedback. The applicant now proposes to use metal windows and custom built corner windows of either metal or wood. The applicant has not provided specifications for the doors. <u>Staff recommends the windows and doors be approved with the condition that the final specifications, including design and materials, be submitted for review and approval.</u></p>
Guidelines for Administrative Approval of Light Fixtures, Items Delegated for Staff Review	<p><i>3. Wall sconces and porch ceiling lanterns on the street façade(s) of a building that are compatible with the scale and style of a historic building.</i></p>	<p>The applicant proposes to use industrial single light fixtures adjacent to each unit's balcony door. <u>Specifications of this lighting was not submitted and staff requests it be submitted for administrative review and approval.</u></p>

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

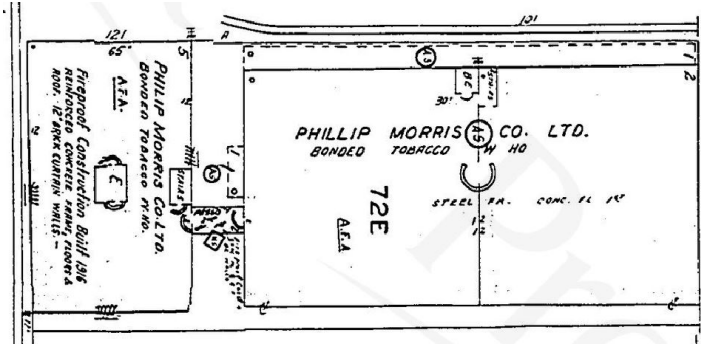


Figure 1. 101 South 15th Street, 1952 Sanborn Map.



Figure 2. 101 South 15th Street.



Figure 3. 101 South 15th Street, existing entrance.



Figure 4. 101 South 15th Street, side elevation.