

5. COA-061557-2019.

PUBLIC HEARING DATE

October 22, 2019

PROPERTY ADDRESS

801-803 Mosby Street

DISTRICT

Union Hill

APPLICANT

G. Augustine

STAFF CONTACT

C. Jones

Commission of Architectural Review

STAFF REPORT

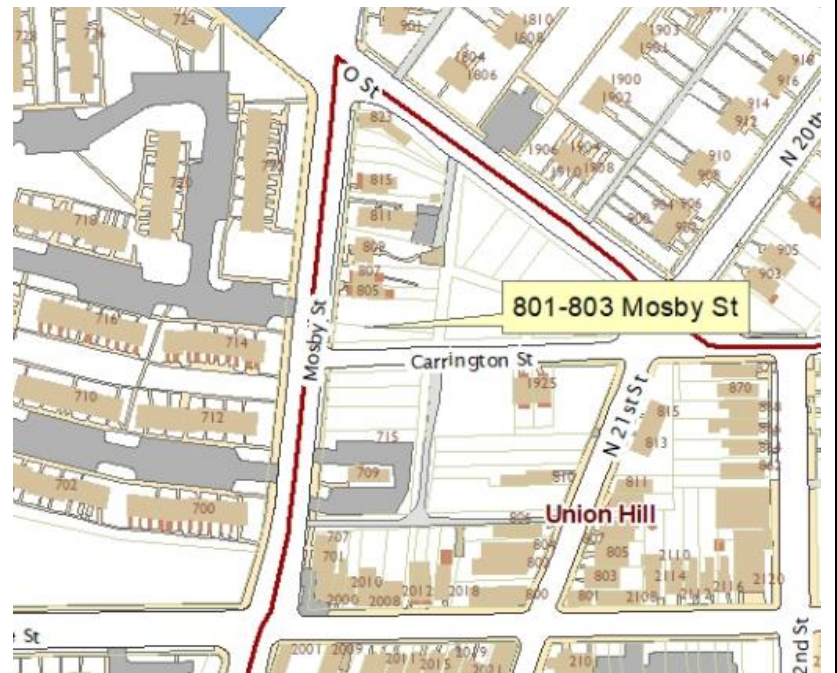


PROJECT DESCRIPTION

Construct one mixed-use building and two, two-family, semi-attached residences.

PROJECT DETAILS

- The applicant proposes to construct a multi-family, mixed-use building on the corner of Mosby Street and Carrington Street, and a multi-family building on Carrington Street.
- The mixed-use building on the corner of Mosby and Carrington streets will have a ground floor commercial use fronting Mosby and Carrington streets and a residential section on the upper stories and to the north. The second and third stories will be residential and an internal stair will lead to a fourth floor rooftop terrace.
- Site improvements include parking for the residential units to be located off the existing alley. Concrete walkways will connect the parking areas and building entrances.
- The project will split the existing lot in order to create two buildable lots.



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- Building materials and design details for the multi-family building at 801 Mosby Street include:
 - Horizontal lap siding with a seven-inch exposure
 - A two-story, full-width porch along the staggered façade with 8x8 fiberglass columns, edge-beams along the top of the columns, and tongue and groove decking. The porch railings are proposed to have aluminum pickets.
- Building materials and design details for the mixed-use building at 803 Mosby Street include:
 - Brick in two colors on three elevations with lap siding on the back/east elevation
 - A two-story cantilever at the corner elevation with a seven-inch exposure lap siding
 - A storefront window configuration on the first story
 - Rooftop decks with a brick parapet and wire mesh railings
- The proposed windows will be aluminum-clad, double-hung windows for the residential buildings and storefront windows in dark bronze for the commercial section.
- The doors will be full-lite wood with aluminum-clad frames for the residential sections.

STAFF RECOMMENDATION

DEFER

PREVIOUS REVIEWS

The Commission previously reviewed this application at the June 25th, 2019 meeting. During the meeting, the

Commission primarily addressed the height and density of the buildings, the overall form of the proposed buildings, and the design details. In terms of the building heights and density, the Commission expressed concern that the proposed mixed-use building is too tall and recommended the height could be addressed by stepping down the left or northernmost bay on Mosby Street to transition between the existing residential buildings and the proposed mixed use building. The Commissioners also requested context elevations with heights be provided to get a sense of how the buildings fit into the neighborhood. The Commission also discussed the overall form, setbacks, and angles of the buildings. The Commission recommended that the residential building be rectangular in shape to be more in keeping with surrounding buildings. They also reiterated that orientation to the street is very important and recommended that the residential building be parallel to the street and that some element is needed on the Mosby Street side of the mixed-use building that addresses the street frontage. The Commission also suggested that the south side of the commercial building be parallel to Carrington Street. Finally, the Commission suggested that the Carrington Street elevation of the mixed-use building is important and needs to address the street.

The Commission suggested that the Carrington Street entrance on the residential building looks more like a side entrance and that a design element is needed to indicate it is the front entrance. The Commission also stated that there needs to be more of an entrance on Mosby Street for the residential component of the mixed-use building and that the upper-story windows are not proportional to the massing. Some Commissioners expressed concern for the color selection and materials and recommended that the fiber cement siding should not have a faux wood grain and that the brick detailing should be more consistent.

The applicant submitted a revised application for the August 27, 2019 meeting. This application responded to Commission feedback by removing the Juliette balconies, adding a residential entrance on Mosby Street, changing the fenestration on the Carrington Street elevation of the mixed-use building, and adding porch details to the residential sections of both buildings. However, the applicant did not address Commission's comments regarding the form and massing of the buildings and some of the decorative details. At the August 27, 2019 meeting the Commission deferred the application to allow the applicant the opportunity to address fully the Commission comments and concerns including: the height of 803 Mosby Street and recommended stepping down the furthest north unit; the orientation of the Carrington Street section of the building and recommendation that it be aligned and address Carrington Street at 90 degree angles; the transom-height windows on the Mosby Street elevation being too small; and the tall blank wall on Carrington Street and recommended fenestration, at least on the sidewalk elevation.

The applicant has responded to Commission feedback by:

- Stepping down the northernmost two bays on the Mosby Street elevation of the mixed-use building and adding another vertical row of windows and a single door
- Adding a brick cornice line detail to the northernmost and middle bay of the mixed-use building
- Reconfiguring the porch on the northernmost bay of the mixed-use building
- Changing some of the design details including the metal railings on the mixed-use building (a mesh rail to a picket rail to match the residential building)

The applicant has not:

- Added fenestration to the first floor Carrington Street elevation of the mixed-use building

STAFF COMMENTS

Overall recommendations:

- The applicant utilize a flat-lock metal or a dark membrane for all porch roofs
- The applicant provide information about the location of all HVAC equipment
- The applicant submit information about proposed landscaping and screening of the parking area for review and approval

For 801 Mosby Street, the residential building, staff recommends the applicant provide an updated elevation showing the rooftop HVAC units and a line of sight diagram that indicates the visibility of the mechanical

equipment.

For 803 Mosby Street, the mixed-use building, staff recommends the applicant:

- remove the cantilevered section on the corner as this is not a form found in the district and is not in keeping with the *Guidelines*
- utilize a consistent material selection on all visible elevations
- add additional fenestration on the north and south elevations

STAFF ANALYSIS

801 Mosby, multi-family residential building

Porches and
Porch Details,
pg. 49

5. Porch roofs are encouraged to utilize standing- or flat-lock metal seam roofs that are hand-seamed, or closely approximate hand-seaming. Seams that, in section, are large, rectangular seams, reminiscent of pre-formed seams utilized on prefabricated industrial or commercial structures, are not acceptable. Membrane roofs are acceptable substitutes for flat-lock seamed metal roofs.

Staff recommends the applicant utilize a flat-lock metal or a dark membrane for all porch roofs.

Mechanical
Equipment, pg.
68

The visual impact of new mechanical equipment should be minimized to protect the historic character of the district.

The applicant proposes to locate the HVAC equipment on the roof; however this is not shown on the elevations. Staff requests an updated elevation be provided with the rooftop HVAC units and a line of sight diagram that indicates the visibility of the mechanical equipment.

Site
Improvements,
Parking Lots,
pg. 77

1. Parking lots should be broken up as much as possible with interior landscaped islands and should be well screened from the public right-of-way and adjacent properties.

The applicant proposed to create a five-space parking lot adjacent to the building. Staff requests that the applicant submit information about proposed landscaping and screening for review and approval.

803 Mosby, mixed-use building

Form, pg. 46

1. New construction should use a building form compatible with that found elsewhere in the historic district.

Staff finds the irregular shape of the building, especially the cantilevered 2nd and 3rd stories, is not in keeping with the surrounding mixed-use buildings, which use a more traditional rectangular form and massing. While some Commission members suggested the cantilever design element is a way to break up the overall massing of the corner element, staff finds it is not in keeping with the *Guidelines* or the general patterns found in the district for mixed-use buildings. Staff recommends the applicant consider alternative ways to address the corner massing (see below section on corner properties). Further, staff finds that the applicant has not addressed the Commission's comments regarding the overall form of the

building and how it relates to the street. Staff recommends the applicant remove the cantilevered section on the corner as this is not a form found in the district and does meet the Guidelines.

Staff also has concerns about the use of a traditional material for a modern element. Staff recommends that if the applicant retains the cantilever section, that this non-traditional element utilize modern materials to clearly distinguish it from the historic construction found in the area.

2. New residential construction should maintain the existing human scale of nearby historic residential construction in the district.

The applicant has responded to Commission feedback and reduced the height of the northernmost bay. Staff finds this helps to reduce the overall massing of the building and provides a transition between the historic buildings and the new construction.

3. New residential construction and additions should incorporate human-scale elements such as cornices, porches and front steps into their design.

The applicant has reconfigured the porch on the residential section to use a flat roof allowing for a two-story porch. Staff finds this is in keeping with the other residential buildings in the surrounding area.

Height, Width, Proportion, & Massing, pg. 47, #s1-3

1. New residential construction should respect the typical height of surrounding residential buildings.

The mass of the building will be three stories, approximately 34'-8" in height, not including a roof parapet. The fourth story masses will be 43'-0" feet to the top their roofs. Staff finds this is taller than the surrounding buildings, the vast majority of which range in height from 20-26 feet.

3. The cornice height should be compatible with that of adjacent historic buildings.

In response to Commission feedback, the applicant has reduced the height of the northernmost bay of the building. The applicant has also added a brick cornice line detail to the masonry sections. Staff finds the reduced height and cornice line detail is compatible with the roof line of the adjacent building.

Materials and Colors, pg. 47, #2

2. Materials used in new residential construction should be visually compatible with original materials used throughout the district.

The mixed-use building will be mostly masonry, in two different colors, with a cantilevered lap-sided section on the second and third stories of the corner elevations and lap siding on the rear. Staff finds that this mix of materials, and the cantilevered section, are not in keeping with the historic forms and materials found in the surrounding district, which use a consistent material on all elevations. Staff finds that a mix of exterior materials is not consistent with the Guidelines and with recently approved new construction in the immediately surrounding area.

New Construction, Storefront Facades, 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>	Staff continues to have concerns about the window size on the northern bay of the commercial section and <u>recommends the applicant increase the size of these windows to further differentiate the commercial and residential portions.</u>
New Construction, Doors and Windows, pg. 49, #3	<i>3. The size, proportion, and spacing patterns of doors and window openings on free standing, new construction should be compatible with patterns established within the district.</i>	The applicant has not addressed the Commission's comments regarding additional fenestration on the Carrington Street elevation. <u>Staff recommends the applicant add fenestration to the ground floor of the Carrington Street elevation.</u> <u>Staff further recommends the applicant add a bay of vertically aligned windows to the north elevation, highly visible from Mosby Street, which is a large unbroken mass.</u>
New Construction, Standards for New Construction: Corner Properties – Commercial, pg. 54	<ol style="list-style-type: none"> <i>1. Secondary elevations of corner properties should reference massing similar to other corner locations in the historic district.</i> <i>2. The material used in the primary elevation should be continued along the second, corner elevation.</i> <i>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> <i>5. For commercial corner properties, we strongly encourage the use of architectural elements that are typical of commercial corner properties in Richmond's historic districts: storefronts that turn the corner, secondary entrances (including porticos and shed roofs, where appropriate), sign bands that turn the corner, 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>As mentioned above, there are no window openings on the first story of the Carrington Street elevation. Staff finds that this is not in keeping with Guidelines and recommends additional window openings be added to address the long stretch of solid wall at the street level. Additional windows in this location would reinforce the human scale elements suggested in the Guidelines.</p> <p>The applicant proposes a cantilevered, lap-sided feature that wraps the 2nd and 3rd stories of the corner elevations. Staff finds that the mix of materials on the corner elevations and the cantilevered section are not in keeping with the general forms and patterns found in the district or the <i>Guidelines</i>. Staff finds that this design element is too heavy for this corner, which has a narrow side street, and is not harmonious with the overall design of the building. Staff recommends this design element be removed from the plans and the applicant use a more consistent material, form, and color palette. Staff further recommends that the applicant consider a more unified corner treatment that uses a base, mid-section, and terminating element at the roof line and wraps the commercial elements around the corner.</p> <p>Staff also has concerns about the use of a traditional material for a modern element. Staff recommends that if the applicant retains the cantilever section, this non-traditional element utilize modern materials to clearly distinguish it from the historic construction found in the area.</p>

Mechanical
Equipment, pg.
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*The visual impact of new mechanical
equipment should be minimized to protect
the historic character of the district.*

Staff requests information about the proposed
location of the HVAC units be included in a
revised application.

FIGURES



Figure 1. 801-803 Mosby, Sanborn Map, 1919-1952



Figure 2. 801-803 Mosby Street.



Figure 3. 805-807 Mosby Street



Figure 4. 809 Mosby Street



Figure 5. 1925-1927 Carrington Street



Figure 6. 900 N. 20th Street