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PUBLIC HEARING DATE

June 25, 2019

PROPERTY ADDRESS

801-803 Mosby Street

DISTRICT

Union Hill

Commission of
Architectural Review

STAFF REPORT



APPLICANT

G. Augustine

STAFF CONTACT

C. Jones

PROJECT DESCRIPTION

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

PROJECT DETAILS

- The applicant proposes to construct a multi-family, mixed-use residential and commercial building on the corner of Mosby Street and Carrington Streets, and a multi-family building on Carrington Street.
- The mixed-use building on the corner of Mosby and Carrington Street will have a ground floor commercial use fronting Mosby and Carrington streets and a residential section facing Mosby Street. The second and third stories will be residential and an internal stair will lead to a fourth floor kitchenette and entrance to a rooftop terrace.
- The building at 801 Mosby Street will be two stories and contain four residential units.
- 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 and require a special use permit.



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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 to match the cantilever at 803 Mosby
 - A two-story, full-width porch along the façade with 8x8 fiberglass columns, edge-beams along the top of the columns, and tongue and groove decking. The porch rails are proposed to be aluminum pickets.
- Building materials and design details for the mixed-use building at 803 Mosby Street include:
 - Different colored brick on three sides 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
 - Juliet balconies on the second story facing Mosby Street. The balconies will be powder coated wire mesh in a frame.
 - The rooftop decks will also have wire mesh railings.
- The proposed windows will be aluminum-clad, double-hung windows for the residential buildings and storefront windows in dark bronze. The storefront windows will be used in the townhouse along Mosby for a consistent appearance.
- The doors will be full-lite wood with aluminum-clad frames for the residential sections.

CONCEPTUAL REVIEW

The applicant is seeking **Conceptual Review** for this project. Conceptual review is covered under Sec. 30-930.6(d) of the City Code: The Commission shall review and discuss the proposal with the applicant and make any necessary recommendations. Such Conceptual Review shall be advisory only. Commission staff reviewed the project through the lens of the “Standards for New Construction” on pages 44, and 46-56 of the Richmond Old and Historic District Handbook and Design Review Guidelines utilizing the Guidelines presented below.

PREVIOUS REVIEWS

The Commission has not previously reviewed this application.

SURROUNDING CONTEXT

The surrounding area is primarily residential in character. The residential character of the east side of Mosby Street consists of 2 to 2 ½ story structures in a mix of Greek Revival, Italianate and Late Victorian architectural styles. The structures are frame and brick, 3-bay structures with full façade porches. Mosby Street forms the western edge of the Union Hill Historic District. Across Mosby Street there are 18, two-story, townhouses, the majority of which are masonry. A two-story, six-bay, brick, double house remains at the intersection of Carrington, 21st, and O Streets. The house is vacant and in disrepair. Structures on 21st Street are primarily 2-story brick structures on a raised basement. There are also a number of vacant lots surrounding the project site.

STAFF COMMENTS – General

- The irregular shape of the buildings is not in keeping with the surrounding buildings, which use a more rectangular form.
- The topography of the site is raised and staff requests information about retaining walls, if these will be necessary.

STAFF COMMENTS – 801 Mosby, multi-family residential building

- Staff suggests that the applicant consider human-scale elements, such as front entry stairs.
- The applicant proposes frame construction, while most of the surrounding buildings are masonry.
- Staff requests that additional information about the site improvements, including the parking lot, be submitted.

STAFF COMMENTS – 803 Mosby, mixed-use building

- The residential section that faces Mosby Street does not contain any residential human-scale elements such as stairs and porches.
- The Juliet balconies are not in keeping with the district.
- The Mosby Street elevation does not utilize a consistent fenestration pattern.
- Staff suggests that additional openings be considered for the Carrington Street elevation.
- Staff requests that the location of the HVAC units be included for final review.

STAFF ANALYSIS

801 Mosby, multi-family residential building

Siting, pg. 46, #s 2-3	<i>2. New residential infill construction should respect the prevailing front and side yard setback patterns of the surrounding block. The minimum setbacks evident in most districts reinforce the traditional street wall.</i>	The proposed multi-family residence has a staggered setback, unlike the duplexes in the surrounding area which have a consistent setback.
	<i>3. New buildings should face the most prominent street bordering the site.</i>	The building faces Carrington Street, the prominent street bordering the site.
Form, pg. 46 #s1-3	<i>1. New construction should use a building form compatible with that found elsewhere in the historic district.</i>	The building will be two stories in height, a total of four bays wide, which is compatible with other buildings in the district. The irregular shape of the building is not in keeping with the surrounding buildings, which use a more

		rectangular form.
	<i>2. New residential construction should maintain the existing human scale of nearby historic residential construction in the district.</i>	The proposed building maintains the human scale of the surrounding district. The proposed building utilizes a two-front porch and a simple cornice line. Staff notes that unlike other residential buildings in the area, the proposed multi-family building does not have any front steps.
	<i>3. New residential construction and additions should incorporate human-scale elements such as cornices, porches and front steps into their design.</i>	The applicant proposes second-story rear entrance stairs for the residential units. Staff finds that there are other buildings that have rear stairs and porches in the surrounding area. Staff recommends the applicant may want to consider a roof or canopy over the open stairs.
Height, Width, Proportion, & Massing, pg. 47, #s1-3	<i>1. New residential construction should respect the typical height of surrounding residential buildings.</i>	The proposed building is two stories, approximately 22'-10" feet in height. This is compatible with other buildings in the surrounding area.
	<i>2. New residential construction should respect the vertical orientation typical of other residential properties in surrounding historic districts.</i>	The proposed residential building has vertically aligned openings on the façade and side elevations.
	<i>3. The cornice height should be compatible with that of adjacent historic buildings.</i>	The applicant has not provided a context elevation. However, they have provided a concept rendering which indicates the building height is compatible with the nearby buildings on Mosby Street.
Materials and Colors, pg. 47, #2	<i>2. Materials used in new residential construction should be visually compatible with original materials used throughout the district.</i>	The applicant proposed cementitious lap siding. Other proposed materials include fiberglass eight-by-eight columns, hardi-trimmed edge beams, and tongue-and-groove composite decking. Staff finds that the majority of the surrounding buildings are masonry, not frame, construction.
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>	Staff finds that the fenestration patterns are generally in keeping with those found in the surrounding area.
Mechanical Equipment, pg. 68	<i>The visual impact of new mechanical equipment should be minimized to protect the historic character of the district.</i>	The applicant proposes to locate the HVAC equipment on the ground level on the left side of the building and screen it with fencing. Staff requests the details of the screen fence be submitted for review and approval.
Site Improvements, Sidewalks & Curbs, pg. 76	<i>7. Sidewalks and curbs should be built of common building materials found throughout the District. Generally, simple paving designs are more compatible with the diverse building styles and better unify the various elements found on streets</i>	The site indicates that the applicant proposed to install a paved walkway from the parking lot to the building entrances. Staff requests information about the paving materials be submitted for review and approval.

throughout Old and Historic Districts. The use of more than two paving materials within an area is discouraged.

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-spot parking lot. Staff recommends that applicant submit information about proposed landscaping and screening for review and approval.

STAFF ANALYSIS

803 Mosby, mixed-use building

Siting, pg. 46, #s2-3

2. New residential infill construction should respect the prevailing front and side yard setback patterns of the surrounding block. The minimum setbacks evident in most districts reinforce the traditional street wall.

The proposed mixed-use building is staggered, with the residential section aligned with the adjacent building on Mosby Street and the commercial section on the corner projecting past the face of the residential section. Staff finds that a corner commercial mass placed closer to the lot line is in keeping with the general patterns for commercial buildings found in the district.

3. New buildings should face the most prominent street bordering the site.

The mixed-use building faces Mosby Street, the prominent street bordering the site.

Form, pg. 46 #s1-3

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

The proposed building is three stories in height with a partial fourth story. Staff finds that this is taller than the surrounding area. The irregular shape of the building is not in keeping with the surrounding buildings, which use a more rectangular form.

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

The residential section of the building does not contain typical human-scale elements for residential buildings such as front stairs, porches, or a cornice line.

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

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 "pop-up" will be 43'-0" feet to the roof. Staff finds that this building will be taller by one to two stories than the buildings in the surrounding area.

2. New residential construction should respect the vertical orientation typical of other residential properties in surrounding historic districts.

The residential section does not utilize a consistent vertical fenestration pattern. Staff recommends that applicant use a more consistent fenestration pattern on the Mosby Street elevation.

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

The applicant has not provided a context elevation. However, they have provided a

Materials and Colors, pg. 47, #2	<i>2. Materials used in new residential construction should be visually compatible with original materials used throughout the district.</i>	concept rendering which indicates the building will be taller than the surrounding buildings. The mixed-use building will be mostly masonry, in two different colors, with a projecting lap siding section on the second and third stories of the corner elevations. Staff finds that this mix of materials, and the projecting section, are not in keeping with the original designs and materials found in the surrounding district.
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 finds the large storefront windows on the corner elevations are in keeping with the other commercial buildings in the district.
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 proposes a variety of window sizes and configurations. Staff finds the openings have a consistent header height, but not sill height. Staff further finds that the window layout does not have a consistent configuration and mixes paired and single windows and balcony doors. Staff recommends that the applicant consider a more consistent fenestration pattern.
New Construction, Porches and Porch Details, pg. 49, #4	<i>Faux balconies (flat, applied constructs with no depth) are discouraged. Small projecting balconies are acceptable.</i>	Staff finds the proposed Juliet balconies are not a feature found in the district and are not in keeping with the <i>Guidelines</i> .
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</i> 	<p>The majority of the corner commercial properties in the district have openings on both corner elevations. The proposed mixed-use building includes large openings on both elevations of the corner. The applicant proposes a storefront design on the first bay of the Mosby Street elevation and large windows on the Carrington Street elevation. Staff finds that this is in keeping with the <i>Guidelines</i>.</p> <p>There are no windows on the first story of the Carrington Street elevation. Staff finds that this is not in keeping with <i>Guidelines</i> and recommends additional window openings to address the long stretch of solid wall at the street level.</p> <p>The applicant proposes to use a projecting, lap siding, element to wrap the upper stories of the corner elevations. Staff finds that the mix of materials on the corner elevations and the projecting section are not in keeping with the</p>

treatments that treat the secondary corner elevation as an architecturally important elevation.

general patterns found in the district or the Guidelines.

New Construction, Doors and Windows, pg. 56, #5

5. With larger buildings, applicants are encouraged to develop multiple entry points (doors), in keeping with historic precedent for the building type in question. Single entry points - such as a single garage entrance accompanied by single pedestrian entrances are not in keeping with historic precedent, which demonstrates that most large buildings had multiple pedestrian entry points.

The applicant proposes a storefront entrance for the commercial space on the ground floor, and rear entrances for residential spaces. Access for the second-floor residential units will be via an exterior stair on the east elevation. Staff finds that the window and door patterns on the Mosby Street elevation are not consistent with the Guidelines. Staff recommends the applicant consider another door for the residential units on Mosby Street, which is the primary elevation.

Mechanical Equipment, pg. 68

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 for final review.

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