

**5. COA-058696-2019.**

PUBLIC HEARING DATE

August 27, 2019

PROPERTY ADDRESS

801-803 Mosby Street

DISTRICT

Union Hill

APPLICANT

G. Augustine

STAFF CONTACT

C. Jones

# Commission of Architectural Review

## STAFF REPORT

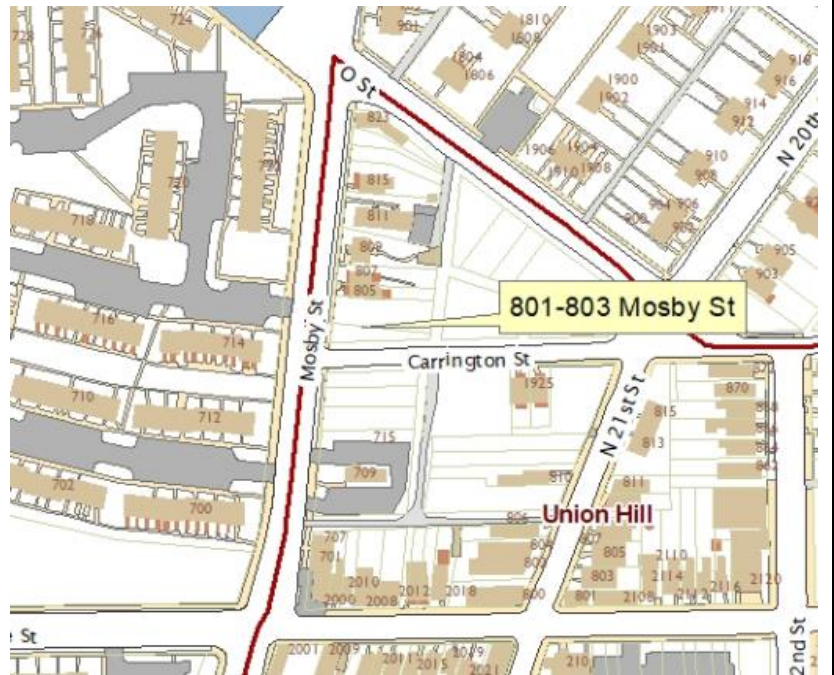


**PROJECT DESCRIPTION**

**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. 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 to match the cantilever at 803 Mosby
  - 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.
- 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 25<sup>th</sup>, 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 outer bay on Mosby Street to transition between the existing and proposed buildings. 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 side of the commercial building be parallel to Carrington Street, and that there should be more connectivity between the buildings. Finally, the Commission suggested that the Carrington Street elevation of the mixed-use building is important and needs to address the street.

In terms of the design details, the Commission unanimously expressed opposition to Juliet balconies and recommended that a canopy be installed over the commercial entrance to identify it as a public entrance. 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 be more consistent.

The applicant has addressed Commission feedback by removing the Juliette balconies, adding an 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. The applicant did not address Commission's comments regarding the form and massing of the buildings and some of the decorative details.

**STAFF COMMENTS**

**Staff recommends deferral to allow the applicant the opportunity to address the Commission recommendations.**

For 801 Mosby Street, staff recommends the applicant:

- utilize a straight façade plane and align the porches to be more consistent with the small, multi-family buildings found in the surrounding area.
- use a rectangular form that is more in keeping with the small, multi-family buildings found in the surrounding area.
- remove the porch roofs to be more in keeping with properties in the surrounding area.
- 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, staff recommends the applicant:

- reconsider the height of the outer bays to relate to the surrounding buildings
- remove the cantilevered section on the corner as this is not a form found in the district.
- utilize a consistent material selection on all visible elevations.
- add additional fenestration on the north and south elevations
- utilize a flat-lock metal or a dark membrane for any porch roofs

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## STAFF ANALYSIS

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### 801 Mosby, multi-family residential building

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Siting, pg. 46	<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 facade, unlike the small, multi-family buildings in the surrounding area which have a consistent facade plane. Staff recommends the applicant utilize a straight facade plane and align the porches to be more consistent with the small, multi-family buildings found in the surrounding area.
Form, pg. 46	<i>1. New construction should use a building form compatible with that found elsewhere in the historic district.</i>	The irregular shape of the building is not in keeping with the surrounding buildings, which use a more rectangular form. Staff recommends the applicant use a rectangular form that is more in keeping with the small, multi-family buildings found in the surrounding area.
	<i>3. New residential construction and additions should incorporate human-scale elements such as cornices, porches and front steps into their design.</i>	Staff notes the majority of the historic and new construction two-story porches do not have a roof. Staff recommends the applicant remove the porch roofs to be more in keeping with properties in the surrounding district.
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 proposes 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.
Porches and Porch Details, pg. 49	<i>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.</i>	Staff recommends the applicant utilize a flat-lock metal or a dark membrane for any porch roofs.
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 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 be provided that indicates the visibility of the mechanical equipment.
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</i>	The applicant has provided updated information about the site features and proposes to install stamped concrete pathways.

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*the various elements found on streets throughout Old and Historic Districts. The use of more than two paving materials within an area is discouraged.*

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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 applicant submit information about proposed landscaping and screening for review and approval.

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### **803 Mosby, mixed-use building**

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Siting, pg. 46,

*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. The residential section, to the north, is aligned with the adjacent building on Mosby Street. The commercial portion of the building is set forward to be closer to the property line at the corner. 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.

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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 2<sup>nd</sup> and 3<sup>rd</sup> stories, is not in keeping with the surrounding mixed-use buildings, which use a more rectangular form and massing. Staff finds that the applicant has not addressed the Commission's comments regarding the form of the building.

Staff recommends the applicant remove the cantilevered section on the corner as this is not a form found in the district.

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

The proposed building is three stories in height with fourth story masses. Staff finds that this makes the building taller than those found in the surrounding area and that the applicant has not addressed Commission suggestions to transition the height between the existing 2 and 2 ½ story buildings and the proposed new construction. Staff also finds that the applicant has not addressed the Commission comments about the overall height of the building.

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

The applicant has added a porch to the Mosby Street elevation. Staff finds that this adds some human-scale elements and emphasizes the residential section of the building.

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Height, Width, Proportion, & Massing, pg.

*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

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47, #s1-3	<p>2. <i>New residential construction should respect the vertical orientation typical of other residential properties in surrounding historic districts.</i></p>	is taller than the surrounding buildings.
	<p>3. <i>The cornice height should be compatible with that of adjacent historic buildings.</i></p>	<p>The applicant has revised the fenestration patterns and now proposes vertically aligned windows on the residential section and the middle bay. Staff finds the windows on the cantilevered corner section are not aligned.</p>
Materials and Colors, pg. 47, #2	<p>2. <i>Materials used in new residential construction should be visually compatible with original materials used throughout the district.</i></p>	<p>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. 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.</p>
		<p>Staff also finds that the applicant proposes to use lap siding on the east elevation. Staff finds that this mix of exterior materials is not keeping with the surrounding buildings in the district which use a consistent material on all elevations.</p>
New Construction, Storefront Facades, pg. 49, #1	<p><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></p>	<p>Staff finds the large storefront windows on the corner elevations are in keeping with the other commercial buildings in the district. Staff suggests that the applicant increase the size of the windows in the northern most bay of the commercial section to further differentiate the commercial and residential portions.</p>
New Construction, Doors and Windows, pg. 49, #3	<p>3. <i>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></p>	<p>The applicant has revised the fenestration to use a more consistent windows size and style. However, the applicant has not addressed the Commission's comments regarding additional fenestration on the Carrington Street elevation.</p>
		<p>Currently the north elevation, highly visible from Mosby Street, is a large unbroken mass. Staff recommends the applicant consider the addition of windows or another treatment to break up this mass.</p>
New Construction, Porches and Porch Details, pg. 49, #4	<p><i>Faux balconies (flat, applied constructs with no depth) are discouraged. Small projecting balconies are acceptable.</i></p>	<p>The applicant has removed the faux balconies.</p>

<p>New Construction, Standards for New Construction: Corner Properties – Commercial, pg. 54</p>	<p><i>1. Secondary elevations of corner properties should reference massing similar to other corner locations in the historic district.</i></p> <p><i>2. The material used in the primary elevation should be continued along the second, corner elevation.</i></p> <p><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></p> <p><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>	<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 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 2<sup>nd</sup> and 3<sup>rd</sup> 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 Guidelines. Staff recommends this design element be removed from the plans and the applicant use a more consistent material, form, and color palette.</p>
<p>New Construction, Doors and Windows, pg. 56, #5</p>	<p><i>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.</i></p>	<p>As recommended during conceptual review, the applicant has added a single door to the residential section facing Mosby Street. Staff finds this helps to emphasize the residential use of this section of the building.</p>
<p>Mechanical Equipment, pg. 68</p>	<p><i>The visual impact of new mechanical equipment should be minimized to protect the historic character of the district.</i></p>	<p>Staff requests information about the proposed location of the HVAC units be included in a revised application.</p>

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