

9. COA-057048-2019

PUBLIC MEETING DATE

August 27, 2019

PROPERTY ADDRESS

3101-3105 East Marshall Street

DISTRICT

St. John's Church

Commission of Architectural Review

STAFF REPORT



APPLICANT

Datapro Investments, Inc.

STAFF CONTACT

C. Jones

PROJECT DESCRIPTION

Rehabilitate an existing building and construct a rooftop and rear addition; construct a new addition on a vacant lot.

PROJECT DETAILS – 3105 East Marshall Street

- The applicant proposes to renovate an existing 2-story mixed-use building and build a rooftop-addition. The renovation will include the removal of masonry in-fill material on the ground floor and the installation of a storefront window system.
- The storefront window system will include a centered door flanked by paired, plate glass windows on either side.
- The rooftop addition will contain two residential units, a stairwell, and a hallway. The addition will be set back 20 feet from the existing roof line and will be clad in cementitious siding with a single vinyl clad window and a pair of sliding doors.
- On the rear the applicant proposes a frame addition on the second and third stories that will connect to the proposed addition at 3101-3103 East Marshall Street.



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PROJECT DETAILS – 3101-3103 East Marshall Street

- The applicant also proposes to construct a new 3-story addition onto the west elevation of the existing building.
- The new addition will be three stories in height with a decorative roof line with dormer windows. The first floor on East Marshall Street and part of North 31st Street will be a commercial space. The remaining space will be a residential use.
- The building exterior will be a mix of materials including brick veneer on East Marshall Street and a mix of cementitious siding and panels on North 31st Street.

This application will require a special use permit (SUP).

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" of the Richmond Old and Historic District Handbook and Design Review Guidelines utilizing the Guidelines presented below. Since the new construction will be internally connected to the historic building, staff reviewed it through the lens of an addition. The Guidelines do not specifically address rooftop additions and large, multi-story, side additions, so staff used the guidance found in the National Park Service Technical Preservation Brief #14, New Exterior Additions to Historic Buildings: Preservation Concerns, available on-line at: <https://www.nps.gov/tps/how-to-preserve/briefs/14-exterior-additions.htm> and presented below.

PREVIOUS REVIEWS

The Commission has not previously reviewed this application.

SURROUNDING CONTEXT

The surrounding area is primarily residential and commercial in nature. East Marshall Street is generally developed with single-family, semi-attached, frame residences with consistent fenestration patterns, decorative cornices and 1-story, full-width porches. Diagonally across the street from the property site is Chimborazo Elementary School, a brick and concrete school that occupies the entire block. North 31st Street is also mostly developed with single and multiple family residential buildings. At the corner of East Marshall Street and North 32nd Street is a mixed-use, new construction building and on the north side of East Marshall there is historic commercial building with a new residential building that wraps around it, but is physically separate. All of the buildings in the surrounding area are 2-stories in height with some variety in roof forms and overall height.

STAFF COMMENTS

Staff is concerned that the rooftop and rear addition at 3105 East Marshall Street does not maintain the scale of the surrounding neighborhood and will result in the destruction of the historic chimneys and rear elevation materials. Staff recommends the proposed rooftop addition be redesigned in a manner that reduces its overall visibility, including a deeper setback. Staff also recommends the applicant reduce the size of the rooftop addition to maintain the historic chimneys and any visible window openings be aligned with the openings on the historic building.

Staff recommends design changes to the addition at 3101-3103 East Marshall Street including: removing the decorative roof form and redesigning the roof line; continuing the brick veneer to the stairway section on the 31st Street elevation; physically breaking the stairway section with an inset and increasing the glazing, and changing the fenestration. Staff also recommends increasing the physical separation between the historic building and the addition on East Marshall Street so that it reads as a separate mass and not as an extension of the historic building.

Staff recommends the openings on North 31st Street be redesigned to be more consistent with patterns found in the surrounding area and remove the applied balconies and sliding glass doors from the plans.

STAFF REQUESTS THE APPLICANT PROVIDE THE FOLLOWING FOR REVIEW:

- Specifications for the proposed materials
- Dimensioned elevations for all visible elevations, including the east elevation
- A context elevation with heights of the existing buildings and proposed new additions
- Line of sight drawings for the roof top-addition
- A window and door schedule with window sizes and materials indicated
- Additional information about the proposed screening of the parking and trash enclosure area on North 31st Street
- Staff also noted some inconsistencies in the plans and elevations and requests that the updated plans and elevations be consistent in terms of the location and size of the openings.

STAFF ANALYSIS

3105 East Marshall Street – storefront rehabilitation and rooftop addition, and rear addition

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>	The applicant proposes a new storefront that is compatible with the general pattern of historic storefronts and with other storefronts found in the surrounding district. <u>Staff recommends approval of the new storefront windows and doors.</u>
Technical Preservation Briefs #14, New Exterior Additions to Historic Buildings: Preservation Concerns, Rooftop Additions	<ul style="list-style-type: none">• A rooftop addition is generally not appropriate for a one, two or three-story building—and often is not appropriate for taller buildings.• A rooftop addition should be minimally visible.• Generally, a rooftop addition must be set back at least one full bay from the primary elevation of the building, as well as from the other elevations if the building is freestanding or highly visible.• Generally, a rooftop addition should not be more than one story in height.• Generally, a rooftop addition is more likely to be compatible on a building that is adjacent to similarly-sized or taller buildings.	The applicant proposes to construct a rooftop addition on top of a 2-story building. The addition will be set back 20 feet from the roof line of the existing building. Staff finds the proposed rooftop addition does not meet the guidance provided by the National Park Service for rooftop additions. Staff believes that the rooftop addition will be highly visible from East Marshall Street and finds that the proposed additional story to the existing 2-story building is not appropriate, especially given the scale of the adjacent buildings. Staff recommends that the proposed rooftop addition be redesigned in a manner that reduces its overall visibility, including a deeper setback.
Secretary of the Interior Standards, pg. 5, #9	<i>New additions, exterior alterations or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale and architectural features to protect the historic integrity of the property and its environment.</i>	Staff also believes that the addition will result in the destruction of the historic chimneys on the roofline. Staff suggests that the applicant reduce the size of the rooftop addition to maintain the historic chimneys.
Siting, pg. 46	<i>1. Additions should be subordinate in size to their main buildings and as inconspicuous as possible. Locating additions at the rear or on the least visible side of a building is preferred.</i>	The applicant proposes a rooftop addition which staff believes will be highly visible from the surrounding area. On the rear elevation the applicant proposes a frame addition on the second and third floors with parking below. Staff finds that the addition is not in keeping with the Guidelines, which state that additions should be subordinate to the historic building and should not obscure visible elevations including the rear elevation of the historic building.
Height, Width,	<i>1. New residential construction should respect the typical height of</i>	The majority of the buildings in the surrounding area, both historic and new construction, are two stories in

Proportion, & Massing, pg. 47	<i>surrounding residential buildings.</i>	height with either a shed or side gable roof. Staff finds that the rooftop addition will be taller than the surrounding buildings.
	<i>2. New residential construction should respect the vertical orientation typical of other residential properties in surrounding historic districts.</i>	Staff recommends that if any openings in the rooftop addition are visible, they be aligned with the existing openings below.

3101-3103 East Marshall Street, new addition

Since the applicants propose to internally connect the historic building and the new construction, staff reviewed the proposed construction at 3101-3103 East Marshall Street as an addition.

Technical Preservation Briefs #14, New Exterior Additions to Historic Buildings: Preservation Concerns	<p>In other instances, particularly in urban areas, there may be no other place but adjacent to the primary façade to locate an addition needed for the new use. It may be possible to design a lateral addition attached on the side that is compatible with the historic building, even though it is a highly-visible new element...Large new additions may sometimes be successful if they read as a separate volume, rather than as an extension of the historic structure, although the scale, massing and proportions of the addition still need to be compatible with the historic building. However, similar expansion of smaller buildings would be dramatically out of scale. In summary, where any new addition is proposed, correctly assessing the relationship between actual size and relative scale will be a key to preserving the character of the historic building.</p> <ul style="list-style-type: none"> • Incorporate a simple, recessed, small-scale hyphen to physically separate the old and the new volumes or set the addition back from the wall plane(s) of the historic building. • Avoid designs that unify the two volumes into a single architectural whole. The new addition may include simplified architectural features that reflect, but do not duplicate, similar features on the historic building. • Use building materials in the same color range or value as those of the historic building. The materials need not be the same as those on the historic building, but they should be harmonious; they should not be so different that they stand out or distract from the historic building. (Even clear glass can be as prominent as a less transparent material. Generally, glass may be most appropriate for small-scale additions, such as an entrance on a secondary elevation or a connector between an addition and the historic building.) • Base the size, rhythm and alignment of the new addition’s window and door openings on those of the historic building. • Respect the architectural expression of the historic building type.
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Technical Preservation Briefs #14, New Additions in Densely-Built Environments	<p>Often the site for such an addition is a vacant lot where another building formerly stood. Treating the addition as a separate or infill building may be the best approach when designing an addition that will have the least impact on the historic building and the district. In these instances there may be no need for a direct visual link to the historic building. Height and setback from the street should generally be consistent with those of the historic building and other surrounding buildings in the district. Thus, in most urban commercial areas the addition should not be set back from the façade of the historic building. A tight urban setting may sometimes even accommodate a larger addition if the primary elevation is designed to give the appearance of being several buildings by breaking up the facade into elements that are consistent with the scale of the historic building and adjacent buildings.</p>
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Using the guidance provided by the NPS Technical Preservation Briefs, staff recommends the applicant redesign the addition to be differentiated from, but compatible with, the existing historic building and surrounding area. Staff notes that the decorative roof form will be noticeably taller than the surrounding 2-story properties. Staff recommends removal of the decorative roof and that the applicant use a sloped roof form, perhaps with a low stepped parapet wall along 31st Street, which is more compatible with the surrounding properties.

On the façade, staff also finds that the physical separation between the historic building and the addition on East Marshall Street is not wide enough to create enough distance between the two masses. Staff recommends that applicant increase the distance between the historic building and the addition so that it is reads as a separate mass and not as an extension of the historic building. The addition will obscure the west elevation of the historic building, with its interesting stepped parapet and engaged chimneys. There was historically a 2-story free standing commercial building on this site with a 1-story addition to the front.

On the North 31st Street side elevation, the applicant proposes a mix of exterior materials. Staff finds the mix of materials is not in keeping with the NPS guidance which recommends against using materials that stand out or distract from the historic building. Staff recommends the applicant extend the brick to the panels to further differentiate the ground floor commercial spaces and the residential spaces. Staff also recommends that the panel section be inset and additional glazing be added to help differentiate the two spaces and in order to break up the solid wall along the street.

Height, Width, Proportion, & Massing, pg. 47, #s1-3	<i>1. New residential construction should respect the typical height of surrounding residential buildings.</i>	The applicant did not provide a context elevation and staff requests this be submitted with the next application. Staff requests that the context elevation include heights of the surrounding buildings and proposed new additions.
	<i>2. New residential construction should respect the vertical orientation typical of other residential properties in surrounding historic districts.</i>	The windows on East Marshall Street and North 31 st Street are vertically aligned, with the exception of the first floor near the parking section.
	<i>3. The cornice height should be compatible with that of adjacent historic buildings.</i>	The proposed cornice line for the addition is not aligned with the neighboring historic building.
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 openings on the addition on North 31 st Street are horizontally aligned. However, staff finds that paired sliding glass doors are not a feature found in the district. Staff recommends the applicant redesign the openings on North 31 st Street to be more consistent with the patterns found in the surrounding area.
New Construction, Standards for New Construction: Corner Properties – Residential, pg. 48	<i>1. Secondary elevations of corner properties should reference massing similar to other corner locations in the historic district.</i>	The applicant proposes to wrap the ground floor commercial space around the side of the building with a continuous cornice line and large storefront openings.
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>	As noted above, staff recommends the applicant continue the brick to the paneled-stairway section. Staff also notes that the applicant proposes vinyl windows, which are not permitted for new construction. Staff requests the applicant submit a window and door schedule with window sizes and materials indicated.

<p>New Construction, Porches and Porch Details, pg. 49, #4</p>	<p><i>Faux balconies (flat, applied constructs with no depth) are discouraged. Small projecting balconies are acceptable.</i></p>	<p>The applicant proposes applied railings on the North 31st Street elevation, though they have not provided the dimensions. Staff notes there are full size projecting balconies on nearby properties but not faux balconies, which are discouraged in the Guidelines.</p>
<p>Standards for Site Improvements, Parking Lots, pg. 77</p>	<p><i>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.</i></p>	<p>Staff requests additional information about the proposed screening of the parking and trash enclosure area on North 31st Street.</p>

FIGURES



Figure 1. 3105 East Marshall Street, ca. 1957

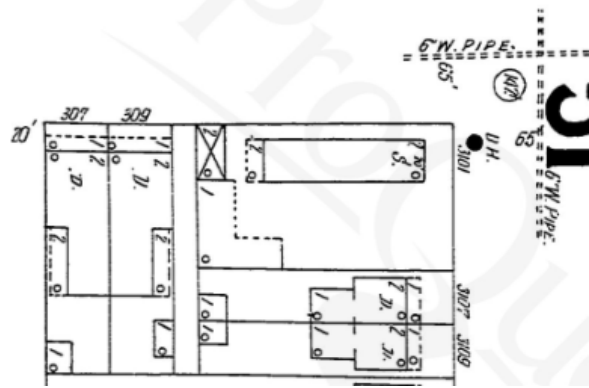


Figure 2. 3101 East Marshall Street, 1905 Sanborn map

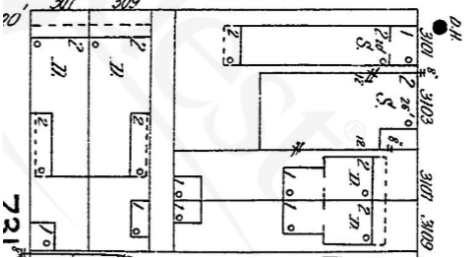


Figure 3. 3101, and 3103-3105 East Marshall Street, 1925 Sanborn map.



Figure 4. 3105 East Marshall Street.



Figure 5. 3105 East Marshall Street west and rear elevations.



Figure 6. 3101-3113 East Marshall Street.



Figure 7. 3115-3119 East Marshall Street, mixed-use building with a combination of materials, deep inset, and large glazing for the separation.



Figure 8. 3116-3118 East Marshall Street, mixed-use building with physical separation between the commercial and residential spaces.



Figure 9. Congregation Beth Ahabah, side addition via a connector.



Figure 10. Congregation Beth Ahabah, side addition which reads as a separate mass.