



Staff Report  
City of Richmond, Virginia

RICHMOND PLANNING & DEVELOPMENT REVIEW



Commission of Architectural Review

7. COA-128341-2023	<b>Final Review</b>	<b>Meeting Date:</b> 4/25/2023
<b>Applicant/Petitioner</b>	Dave Johannas	
<b>Project Description</b>	Construct a new five story multi-family building and rehabilitate existing buildings.	
<b>Project Location</b>		
<b>Address:</b> 1801 & 1805-1809 E. Broad Street		
<b>Historic District:</b> Shockoe Valley		
<p><b>High-Level Details:</b></p> <p>The applicant requests final review of a proposal to construct a new 5-story mixed-use building at the rear of four, two-story buildings.</p> <p>The mixed use building will be contemporary in design and feature industrial materials such as metal and glass. It will be joined to the existing buildings by a glass and steel hyphen which will function as an entrance and stair tower.</p> <p>1801 E. Broad is the former Branch Public Baths ca. 1908.</p> <p>1805-1809 E. Broad are three attached two-story mixed-use buildings with traditional storefronts that face E. Broad Street ca. 1909.</p> <p>The existing buildings will be converted into residential units.</p>		
<b>Staff Recommendation</b>	<b>Deferral</b>	
<b>Staff Contact</b>	Alex Dandridge, alex.dandridge@rva.gov, 804-646-6569	
<b>Previous Reviews</b>	<p>This application was conceptually reviewed by the Commission at December 2022 meeting. The Commission was generally supportive of a five story building in this location; however, felt that a cladding material more in-keeping with the district such as brick or horizontal siding would be more appropriate. It was asked that physical material samples be brought to the final review of the application. Additionally, the Commission asked that a greater number of windows be added to the north elevation of the building and that the arrangement reference historic fenestration patterns found in the district.</p> <p>The Commission did not consider the large chimney on the rear of 1801 E. Broad Street to be a character defining feature of that building and felt that the building's historic integrity would not be</p>	

	<p>diminished if the chimney was partially obscured by the new construction.</p> <p>The Commission supported the overall massing of the building and contemporary design, but agreed that a well-considered cladding material could help visually recess the building. There were several comments on the glass and steel stair tower that were not in opposition to this element, but unsure of the size and how it would relate to the existing buildings. It was asked that 3D renderings be provided for the final review to better understand the proposed massing.</p> <p>Staff believed that a four story building would be more appropriate for this location and felt that brick or horizontal siding would be more in-keeping with materials found on the subject block, and surrounding blocks. Staff also asked for additional fenestration on the north elevation that will be visible from E. Broad Street.</p>
<p><b>Staff Recommendation</b></p>	<p>Staff Recommends:</p> <ul style="list-style-type: none"> <li>• Replacement window on the east elevation of 1809 E. Broad Street match the design of existing windows on the building; final specifications to be submitted to Staff for review and approval.</li> <li>• Door sills on the existing buildings be replaced in-kind to match the original in dimension.</li> <li>• Repairs to 1805-1809 E. Broad Street be in-kind.</li> <li>• The amount of metal cladding be substantially decreased.</li> <li>• The new construction use brick or “brick” colored panels/siding that is compatible in color to the neighboring buildings rather than the proposed metal.</li> <li>• That the scale, massing, materials, fenestration pattern/size be more reflective of the surrounding architecture.</li> <li>• Horizontal elements be included in the design to in order to tie into the neighboring buildings.</li> </ul>

## Staff Analysis

Guideline Reference	Reference Text	Analysis
<p>Secretary to the Interior Standards for Rehabilitation, pg. 4</p>	<p>2. <i>The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.</i></p>	<p>1801 &amp; 1805-1809 E. Broad Street will be rehabilitated into residential units. 1801 features high, small windows and 1805-1809 E. Broad Street have large storefront windows. The application states that elements of the existing buildings will be repaired as needed.</p> <p>The applicant has submitted information that demonstrates the following:</p> <p><b>Masonry</b></p> <p>Biological growth will be removed from the masonry and repointing of the existing brick, including stone sills and lintels, will be carried out as necessary in accordance with the <i>NPS Preservation Brief #2 Repointing Mortar Joints in Historic Masonry Buildings</i></p> <p><b>Windows &amp; Doors</b></p> <p>Most of the existing fenestration will be retained and repaired as needed in accordance with <i>NPS Preservation Brief #9 Repair of Historic Wooden Windows</i>.</p> <p>One window that fronts the alley to the east will be replaced, as it is missing. <u>Staff recommends that the replacement window on the east elevation of 1809 E. Broad Street match the design of existing windows on the building; final specifications to be submitted to Staff for review and approval.</u></p> <p>Most door sills will be replaced. <u>Staff recommends that the door sills on the existing buildings be replaced in-kind to match the original in dimension.</u></p> <p><b>Storefronts</b></p> <p>Storefronts will be repaired in-kind as needed. Tile mosaic within the recessed entries will be retained and repaired.</p> <p><b>Cornice</b></p> <p>The cornice of 1801 E. Broad Street will be cleaned and repainted. The cornices on 1805-1809 E. Broad will require repairs. <u>Staff recommends that repairs to 1805-1809 E. Broad Street be in-kind.</u></p>

<p>Standards for New Construction, Siting, pg. 46, #2-3</p>	<p><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></p> <p><i>3. New buildings should face the most prominent street bordering the site.</i></p>	<p>The new construction will be setback at a similar distance to 1801 E. Broad Street's 18<sup>th</sup> Street façade.</p> <p>The front façade of the new building will face 18<sup>th</sup> Street which is the most prominent street that the building is able to front.</p> <p>While the main front façade is located along 18<sup>th</sup> Street, this entrance will only be for the retail space. The primary residential entrance will be along Broad Street in the space between 1801 and 1805 E. Broad.</p>
<p>Standards for New Construction, Form, pg. 46, #1-3</p>	<p><i>1. New construction should use a building form compatible with that found elsewhere in the district.</i></p> <p><i>2. New residential construction should maintain the existing human scale of nearby historic residential construction in the district.</i></p> <p><i>3. New residential construction and additions should incorporate human-scale elements such as cornices, porches and front steps into their design.</i></p>	<p>The proposed building will be contemporary in design and connected to 1801 &amp; 1805-1809 via a steel and glass stair tower. The form of the new building will be rectangular with the exception of the stair tower, which will connect perpendicularly with the building's main massing. The stair tower is not a building form that is found within the district. Staff finds that the visual relationship between the proposed stair tower, the existing buildings, and the new construction creates a building form that is not compatible with the district or the existing buildings.</p> <p>The application states that the form of the building is tall and slender which relates to the historic industrial buildings found within the district. While there are industrial buildings found within the district, the block context of the subject site is not industrial, but rather commercial and residential. The neighboring buildings reflect these uses.</p> <p>The new construction will feature projecting front balconies.</p>

<p>Standards for New Construction, Height, Width, Proportion, &amp; Massing, pg. 47, #1-3</p>	<ol style="list-style-type: none"> <li>1. <i>New residential construction should respect the typical height of surrounding residential buildings.</i></li> <li>2. <i>New residential construction should respect the vertical orientation typical of other residential properties in surrounding historic districts.</i></li> <li>3. <i>The cornice height should be compatible with that of adjacent historic buildings.</i></li> </ol>	<p>The subject property is located within the B-5 (Central Business) zoning district which allows for new construction up to five stories. The proposed building will be five stories in height which is taller than the neighboring historic buildings which are 2-3 stories. Staff supports additional height in this location in order to increase density and dwelling units; however, finds that five stories is too tall and out of context for this location. Staff believes that a four-story building may be more appropriate and would be a more gradual step-up from the existing historic buildings. <u>Staff recommends that the scale, massing, materials, fenestration pattern/size be more reflective of the surrounding architecture.</u></p> <p>The new construction does not feature a traditional cornice feature, however It appears from the drawings that the floors of the new building will generally align with the neighboring dwellings on 18<sup>th</sup> street.</p>
<p>Standards for New Construction, Materials and Colors, pg. 47, #2-4</p>	<ol style="list-style-type: none"> <li>2. <i>Materials used in new residential construction should be visually compatible with original materials used throughout the district</i></li> <li>3. <i>Paint colors used should be similar to the historically appropriate colors already found in the district.</i></li> <li>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></li> </ol>	<p>While a final material selection was not provided, the application states that the intent is to use metal and glass in order to relate to industrial styles in the district. While there are other new construction projects in and around the Shockoe Valley COHD that use metal and paneling. Staff notes that the predominant material used on historic industrial buildings in the district is brick.</p> <p>With the final application, the applicant has submitted several material pallets for review. The material selections all include various designs and profiles of metal cladding including: corrugated metal, vertical metal panels, and horizontal metal panels. <u>Staff recommends that the amount of metal cladding be substantially decreased.</u></p> <p>Staff finds that vertical metal and corrugated metal are not visually compatible with the original materials used throughout the district, especially at the proposed scale of the new building.</p> <p>Using a material on a new construction that differs from that used on neighboring historic buildings is a way to differentiate the new from the old; however, in this instance, given the height and contemporary design of the building, Staff finds that cladding the building in brick or colored panels/ siding that is a</p>

		<p>compatible color with the neighboring buildings would be an appropriate means of relating the new construction back to the original character and materials used in the district as stated on page 47 of the <i>Guidelines</i>.</p> <p>The contemporary design, even with a more traditional cladding material, would adequately differentiate it the building from its historic surroundings. <u>Staff recommends that the new construction use brick or colored panels/ siding that is compatible in color to the neighboring buildings be used as a cladding material rather than the proposed metal.</u></p>
Standards for New Construction, Porches and Porch Details, #5, pg. 49	<i>5. Porch roofs are encouraged to utilize standing- or flat-lock metal seam roofs that are hand-seamed, or closely approximate handseaming.</i>	The new construction will not feature any covered front porches. The west, south, and east elevation will feature projecting balconies.
Standards for New Construction, Doors and Windows, #3, pg. 49	<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>	During the conceptual review of this application, the Commission asked that a more consistent window size be used on the building. While specific window dimensions were not provided, it appears from the drawings that the applicant has addressed this comment. While the windows appear more consistent in size, their scale seems large.
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 new construction will have a 'flat' roof with parapets to shield rooftop equipment and other items from view. The trash/recycling area will be located at the alley and screened from view.
The Secretary of the Interior Standards For	<i>New additions, exterior alterations or related new construction shall not destroy historic materials that characterize the</i>	As submitted, the new building will be constructed adjacent to this chimney and will be taller. The new construction will obscure and overwhelm the chimney.

Rehabilitation #9	<i>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>	During the Conceptual review of this application, the Commission did not express concern over the chimney being obscured, as it was not found to be that significant of a feature to the building's character.
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# Figures



Figure 1. 1801 E. Broad Street. Chimney



Figure 2. 1801 E. Broad Street.



Figure 3. 1801 & 1805-1809 e. Broad, Broad Street Elevations



Figure 4. Site as seen from 18<sup>th</sup> Street



Figure 5. . 1801 & 1805-1809 E. Broad