

13. COA-080423-2020

PUBLIC HEARING DATE

October 27, 2020

PROPERTY ADDRESS

715 Mosby Street

DISTRICT

Union Hill

APPLICANT

Streetcar Properties

STAFF CONTACT

Carey L. Jones

Commission of Architectural Review

STAFF REPORT

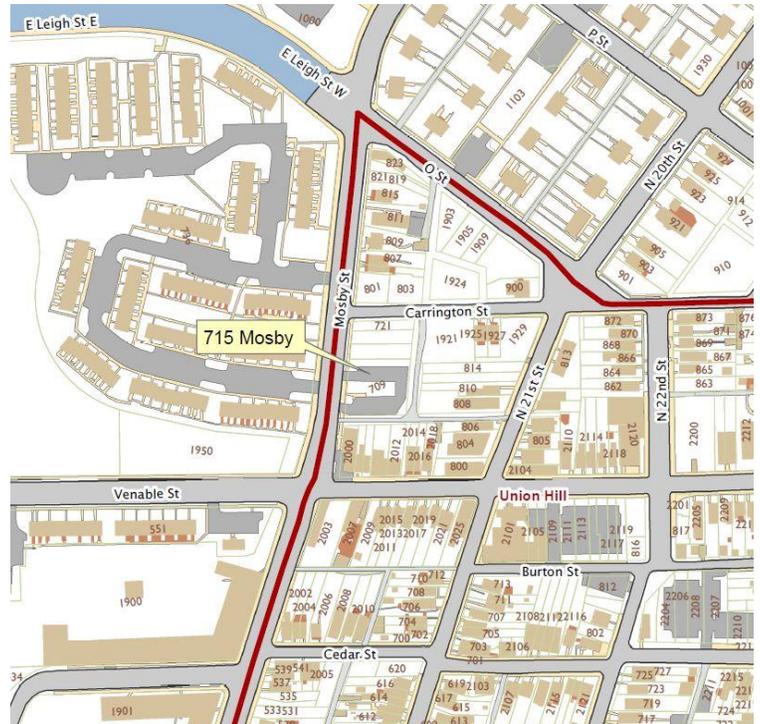


PROJECT DESCRIPTION

Construct a new, three-story, 15 unit, multi-family building.

PROJECT DETAILS

- The applicant proposes to construct a new, two- and three-story, multi-family building on a vacant lot. The new building will be composed of five connected masses with setbacks for the doors and balconies.
- The primary exterior material will be cementitious lap siding with vertically orientated metal panels as an accent.
- Windows on the façade are proposed to be one-over-one, 36"x78" framed, and one-over-one, 28"x60" on the side and rear elevations. Other decorative details include horizontal aluminum railings.
- Parking will include 17 spots, two of which will be accessible, behind the buildings and along the east side alley.



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STAFF RECOMMENDATION

APPROVE WITH CONDITIONS

PREVIOUS REVIEWS

On July 23, 2019 the Commission reviewed and approved the demolition of the existing building on the site. That building has since been demolished. The Commission previously reviewed this application on August 25, 2020. During conceptual review, the Commission discussed the height of the building and if was appropriate for the area. The Commission was not unanimous on this with some members expressing concern about an almost 40 foot tall building and others stating that it was okay given its location at the end of the district and with other taller buildings nearby. In terms of the exterior details Commission members remarked on the balconies and suggested that the north elevation could incorporate design elements from the front (west) elevation. The Commission also questioned the location and screening of the HVAC equipment and parking lot.

STAFF RECOMMENDED CONDITIONS

- the applicant work with staff to find a more appropriate exterior material than the vertical metal panels; the foundation be parged; and all final material and color specifications be submitted for administrative review and approval

- the applicant add additional screening for the rooftop HVAC
- the applicant provide additional information about any regrading activities and provide additional details about the final parking lot screening for review

STAFF ANALYSIS

Siting, pg. 46, #s2-3	2. <i>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 applicant proposes a consistent setback for all five masses.
	3. <i>New buildings should face the most prominent street bordering the site.</i>	The buildings face Mosby Street, the most prominent street bordering the site.
Form, pg. 46 #s1-3	1. <i>New construction should use a building form compatible with that found elsewhere in the historic district.</i>	The applicant proposes five masses connected by recessed sections. In response to staff and Commission feedback, the applicant has setback the third story of the two southern most units.
	2. <i>New residential construction should maintain the existing human scale of nearby historic residential construction in the district.</i>	The applicant proposes a modern, simplified design with aligned windows on each floor, front stairs, recessed doors, and balconies.
	3. <i>New residential construction and additions should incorporate human-scale elements such as cornices, porches and front steps into their design.</i>	The applicant proposes a single set of stairs leading to recessed entry doors with balconies above. In response to staff and Commission feedback, the applicant has included a simple, solid, slightly projecting cornice line on the five masses. The cornice line turns the corners and extends back one bay to the stepped side walls.
Height, Width, Proportion, & Massing, pg. 47, #s1-3	1. <i>New residential construction should respect the typical height of surrounding residential buildings.</i>	The applicant proposes to construct a two- and three-story building, up to almost 37 feet in height from grade. Staff finds that there are no other residential buildings on the block, though three stories is generally in keeping with the heights for multi-family developments in the surrounding area. Staff notes there is a change in grade on the site and requests <u>additional information about any regrading activities.</u>
	2. <i>New residential construction should respect the vertical orientation typical of other residential properties in surrounding historic districts.</i>	The applicant proposes vertically aligned openings, in keeping with the buildings found in the surrounding area.
Materials and Colors, pg. 47, #s2-4	2. <i>Materials used in new residential construction should be visually compatible with original materials used throughout the district.</i>	The applicant proposes cementitious exterior siding with vertical metal panels on the recessed sections and the first bay of the north elevation. Staff finds that vertical metal panels, while in keeping with the more modern design, is not an exterior material for residential buildings in the district. <u>Staff recommends against the use of metal panels and instead</u>

recommends that the applicant work with staff to find a more appropriate exterior material.

Staff also notes that the foundation is proposed as exposed concrete masonry units (CMU) and recommends the foundation be parged.

Staff recommends that all final material and color specifications be submitted for administrative review and approval.

New Construction, Doors and Windows, pg. 49 #3

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.

It appears that the applicant proposes evenly spaced windows on the façade and side elevations. Staff finds this is in keeping with the patterns established in the neighborhood for multi-unit residential buildings.

Porch and Porch Details, pg. 49

3. New porch railing designs, compatible with the overall design of the building, will also be considered.
4. Faux balconies (flat, applied constructs with no depth) are discouraged. Small projecting balconies are acceptable.

In response to Commission comments the applicant has added roofs and supports to the balconies, creating a more porch-like appearance.

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.

In response to Commission comments the applicant has added awnings above the rear doors.

Mechanical Equipment, pg. 68

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

The applicant has updated the locations of the HVAC equipment and relocated them to the front of the roof. Staff believes that due to the height of the buildings, the HVAC units will still be visible from the surrounding streets and recommends additional screening be submitted to staff for review and approval.

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. Appropriate screening may include landscaping, walls, fences or berms. If a vegetative screen is chosen, the type(s) and numbers or shrubs and trees used should ensure a high density screen between parking lot and street.

The applicant proposes seventeen parking spaces along the east (rear) and south side of the lot, behind the proposed buildings. Staff finds that this is an appropriate location for parking. Staff recommends the applicant provide additional details about the final parking lot screening for review.

It is the assessment of staff that, with the conditions above, the application is consistent with the Standards for Rehabilitation and New Construction outlined in Section 30-930.7 (b) and (c) of the City Code, as well as with the Richmond Old and Historic Districts Handbook and Design Review Guidelines, specifically the pages cited above, adopted by the Commission for review of Certificates of Appropriateness under the same section of the code.

FIGURES



Figure 1. 715 Mosby Street, view from street



Figure 2. 715 Mosby Street, view from alley

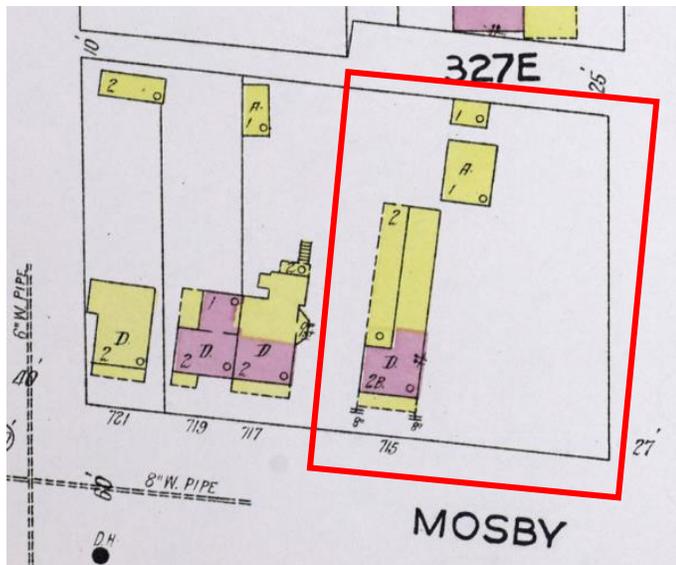


Figure 3. 1925 Sanborn map