



Staff Report
City of Richmond, Virginia
Planning Commission



UDC 2028-18	FINAL Location, Character, Extent Review	Meeting Date: 6/18/2024
Applicant/Petitioner	Stephen Morgan, Department of Public Utilities	
Project Description	UDC 2024-29 FINAL Location, Character, and Extent review of minor window and roof vent renovations at the Byrd Park Main Pump Station, located at 1708 Pump House Drive.	
Project Location		
Address: 1708 Pump House Drive		
Property Owner: City Of Richmond Public Utilities		
High-Level Details: The water pump located at the Byrd Park Main Pump Station is being replaced. Building changes are needed and include new air vent units on the roof and new intake louvers on currently boarded up portions of windows.		
UDC Recommendation		
Staff Contact	Ray Roakes, Planner, raymond.roakes@rva.gov	
Public Outreach/ Previous Reviews	NA	
Conditions for Approval	NA	

Findings of Fact

Site Description	The project is located at the Byrd Park Main Pump Station.
Scope of Review	The project is subject to location, character, and extent review under section 17.05 and 17.07 of the Richmond City Charter.
Prior Approvals	
Project Description	<p><u>The Applicant states:</u></p> <p>“The proposed work is to replace three existing pumps with three new pumping units in order to increase the station’s pumping capacity from 30 million gallons a day (mgd) to 46 mgd and associated modifications needed to improve the station overall reliability and redundancy levels.”</p> <p>“There will be some interventions localized to the windows and to the building roof required to provide the necessary ventilation for the building.</p> <p>Existing windows are the original windows made of steel. Glazing consists of single pane monolithic opaque glass with panes that have been replaced randomly throughout the years as needed. The bottom portion third module of the windows on the north façade has been covered with a metal panel to prevent extended vandalism damage.</p> <p>As a result of the improvements, six new louvers are needed to provide the required amount of air by the new air handling units to be installed on the building’s roof.</p> <p>For functional purposes the proposed louvers have to be located on the lower portion of the building to allow air to be captured low and exhausted high up on the roof. To maintain the aesthetics of the station and the integrity of the façade, as well as the ventilation functional needs, the louvers need to be located at the bottom of the windows. The louvers will be made of anodized aluminum painted in a dark color to match the main sight lines and the green color of the existing window frames. All broken glass panes will be replaced with single pane patterned glass. Glass pattern is specified to mimic the exiting pattern on the unbroken panes to maintain the building’s original aspect. All original glass that is in good condition will be cleaned and reused.</p> <p>To provide the required building ventilation, exhaust fans are required to be installed on the roof. This way fresh air will be drawn into the building through the louvers at the bottom of the windows and pulled up to the roof and out to the exterior by the exhaust fans located on the roof.</p> <p>Two new louvered centrifugal fans will be located on roof to mitigate the visual impact they may have when seen from far away on the building façade. The louvered enclosure will be aluminum made and painted in a color to match the exterior stucco tone of the building’s façade.”</p> <p><u>Staff review:</u></p> <p>The project takes significant consideration to maintaining, to the greatest degree possible, the historic character of the building. Significant maintenance is also proposed to the structure as part of the project.</p> <p>The proposed interventions are minimized aesthetically. The louvers within the windows are well placed to follow the existing window patterns. The roof vents are also positioned to minimize visual from the street.</p> <p><u>Staff recommends:</u> Approval</p>

	<p>UDC recommends approval.</p> <p>The UDC discussed if the building was registered as historic (no), concerns over the louver design in the windows, and public outreach. A majority of the UDC voted to recommend approval.</p>
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Urban Design Guidelines and Master Plan

	Text	Staff Analysis
Master Plan	NA	
Urban Design Guidelines		
<i>P. 14 Building Design Detail – Building Materials</i>	<p><i>New building materials should be compatible with and complement the vernacular of the neighborhood. New materials should be appropriate for the size and architectural style of the building. For older buildings, inappropriate building materials or inferior materials that have been added over time and detract rather than add to the character of the building should be removed. For significant older buildings, original building elements, materials, and features should be retained and repaired, as feasible. Building materials and elements from an earlier time that are not appropriate for the architecture of the building should not be added to create a false historical appearance. New construction that features architectural elements that reference the past should do so with durable materials.</i></p>	<p>The project takes significant consideration to maintaining, to the greatest degree possible, the historic character of the building. Significant maintenance is also proposed to the structure as part of the project.</p> <p>The proposed interventions are minimized aesthetically. The louvers within the windows are well placed to follow the existing window patterns. The roof vents are also positioned to minimize visual from the street.</p>