

11. COA-052430-2019

PUBLIC HEARING DATE

May 28, 2019

PROPERTY ADDRESS

101-115 South 15th Street

DISTRICT

Shockoe Slip

APPLICANT

Fulton Hill Properties



Commission of Architectural Review

STAFF REPORT

STAFF CONTACT

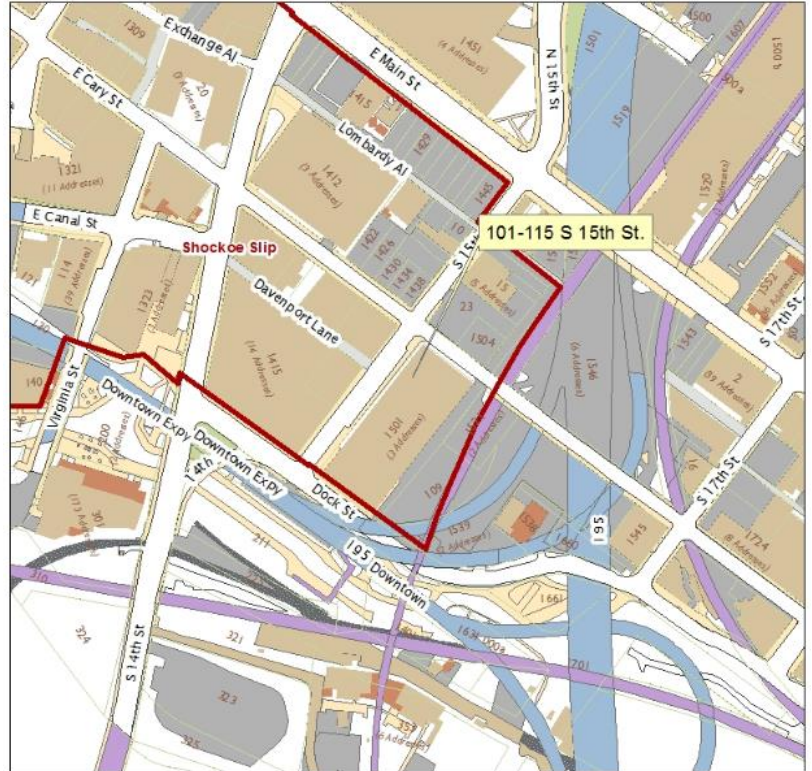
C. Jones

PROJECT DESCRIPTION

Add two stories to an existing two-story building.

PROJECT DETAILS

- The applicant proposes to construct a new, two-story addition on top of an existing two-story former tobacco warehouse.
- The addition will be set back from the existing walls and will be differentiated from the original building in design and exterior material.
- The majority of the addition utilizes bays emphasized by the use of different materials to break up the massing. A horizontal band will run on top of the building walls.
- The design of the addition also responds to the corner location with a shed-roofed tower composed of large, fixed windows.
- Fenestration patterns include paired and multi-light windows, and paired doors to the balconies.
- The HVAC equipment will be located in an interior courtyard and an interstitial space between the existing building and the proposed addition.



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STAFF RECOMMENDATION

APPROVE WITH CONDITIONS

PREVIOUS REVIEWS

The Commission conceptually reviewed this application at the February 26th, 2019 meeting. The Commission was generally in favor of the application and commented primarily on the massing and design, the color scheme, and the proposed materials. Some of the Commission members felt that the design was incongruous and needed to be better integrated with the existing building. The Commission members also suggested deeper setbacks for the building and the balconies. A number of Commission members recommended additional horizontal design elements to reference the horizontal bands on the existing building. Commission members also expressed concerns about the proposed color scheme and stated a slight preference for the grey color palette. Some Commission members also suggested that materials such as corrugated stainless steel could be integrated into the design and confirmed that vinyl windows should not be used, as they are not in keeping with the Guidelines.

The applicant returned to the Commission for final review on April 23rd, 2019. During the meeting, staff recommended the application be approved with the conditions. After some discussion regarding the interstitial space and the overall style and color of the addition, the Commission voted to defer the application to allow the applicant the opportunity to inset the addition from the face of the existing building, to simplify the design and materials, and to incorporate a color that relates to the historic brick building.

In response to Commission feedback the applicant now proposes to use one color for the residential units and a red tone on the tower sections to reference the historic brick building. The applicant and staff have discussed the options to set back or reduce the interstitial space. However, the consulting engineers have determined that the interstitial space is necessary to provide structural support for the new addition.

STAFF RECOMMENDED CONDITIONS

- The window and door final specifications, including design and materials, be submitted for review and approval, and be reflected on the building permit plans in a door and window schedule.
- Lighting specifications be submitted for administrative review and approval.
- Any additional items not included in the application, including upgrades to an existing parking lot and any proposed signage, be submitted to staff for administrative review and approval.

STAFF ANALYSIS

Standards for New Construction, Height, Width, Proportion, & Massing, pg. 47	<ol style="list-style-type: none"> 1. <i>New residential construction should respect the typical height of surrounding residential buildings.</i> 2. <i>New residential construction should respect the vertical orientation typical of other residential properties in surrounding historic districts.</i> 3. <i>The cornice height should be compatible with that of adjacent historic buildings.</i> 	<p>Staff finds that the addition meets the <i>Guidelines</i> for height, width, proportion, and massing. According to the site plan submitted with the application, the existing brick building is 59.3 +/- feet in height. The new addition, which is separated by the atrium, will be approximately 56 feet in height. Staff finds this is compatible with the historic brick section and the four-story brick building across South 15th Street. Staff further notes the presence of large transportation infrastructure to the south and west.</p> <p>Staff notes that the brick buildings have vertically aligned windows and the addition references this fenestration pattern.</p> <p>The addition utilizes a consistent cornice height for the interior bays, in a manner that is compatible with the surrounding buildings.</p>
Standards for New Construction, Materials and Colors, pg. 47	<ol style="list-style-type: none"> 5. <i>Rooftop mechanical equipment should be located as discretely as possible to limit visibility. In addition, appropriate screening should be provided to conceal equipment from view.</i> 	<p>The applicant proposes to house the existing and new HVAC equipment in two locations: the interstitial space that also serves as the base of the addition, and within the interior courtyard. Locating the HVAC equipment in both of these areas serves to screen the new equipment from views in the surrounding area.</p>
HVAC Equipment, pg. 68	<ol style="list-style-type: none"> 2. <i>Rooftop units should be located so that they are minimally visible from the public right-of-way, and screening should be considered.</i> 	<p>The existing and new rooftop HVAC equipment will be screened by the interstitial space, which also functions as support for the addition. This space will be at the top of the building, 33'-6" above the sidewalk, will be four foot in height, and covered in horizontal</p>

		corrugated metal panels. Staff recognizes that the <i>Guidelines</i> recommend that additions be inset from the historic building, and that this proposal will extend the wall plane for four additional feet. However, staff finds that this space adds to the cohesiveness of the overall design while still differentiating the historic building from the addition, screens the mechanical equipment from views in the surrounding area, and provides structural support for the addition.
Guidelines for Administrative Approval of Walls, Fences, and Gates, Masonry Walls	<i>The expansion of an existing wall by less than 10% of the total length of that wall for screening of HVAC equipment or other functional elements.</i>	The <i>Guidelines</i> do not specifically address the size, style, or materials for screening HVAC equipment. Staff notes that the administrative review guidelines for walls, fences, and gates recommend an expansion of less than 10% for the total wall length for screening of HVAC and other functional elements, such as the structural support system.
New Construction, Standards for New Construction: Corner Properties – Residential, pg. 48	<p>1. <i>Secondary elevations of corner properties should reference massing similar to other corner locations in the historic district.</i></p> <p>2. <i>The material used in the primary elevation should be continued along the second, corner elevation.</i></p> <p>4. <i>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>5. <i>For residential corner properties, we strongly encourage the use of architectural elements that are typical of residential corner properties in Richmond's historic districts: porches that turn from primary to secondary elevations, corner towers, projecting bay windows, side entrances (including porticos, and shed roofs, where appropriate), side porches, 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>In keeping with the <i>Guidelines</i>, the applicant has designed the side elevations to be architecturally harmonious, with similar massing and materials.</p> <p>The corner towers will utilize the corrugated aluminum to relate to the historic shed building. The windows and doors will be vertically aligned and feature a large, multi-light configuration similar to those found on the historic brick building.</p> <p>Additionally, the balconies found on the interior bays repeat on the corner towers and wrap around the towers adding to the overall cohesion of the addition.</p>
New Construction, Doors and Windows, pg. 56 #4	<i>Because the material cannot be manufactured to model effectively the appearance of historic windows, vinyl windows are not appropriate for contributing buildings in historic districts.</i>	The applicant proposes to use metal windows and custom built corner windows of either metal or wood. The applicant has not provided specifications for the doors. <u>Staff recommends the windows and doors be approved with the condition that the final</u>

specifications, including design and materials, be submitted for review and approval.

Guidelines for Administrative Approval of Light Fixtures, Items Delegated for Staff Review

3. *Wall sconces and porch ceiling lanterns on the street façade(s) of a building that are compatible with the scale and style of a historic building.*

The applicant proposes to use industrial single light fixtures adjacent to each unit's balcony door. Specifications of this lighting was not submitted and staff requests it be submitted for administrative review and approval.

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

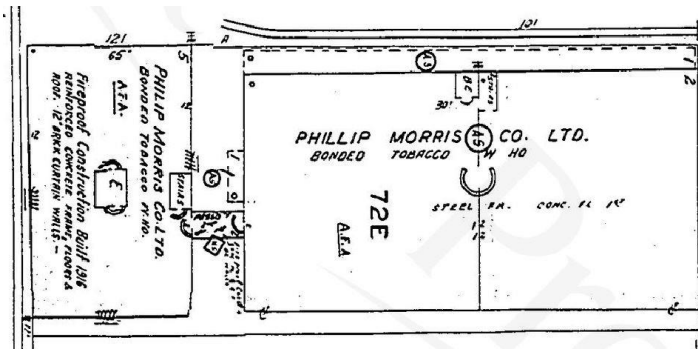


Figure 1. 101 South 15th Street, 1952 Sanborn Map.



Figure 2. 101 South 15th Street.



Figure 3. 101 South 15th Street, existing entrance.



Figure 4. 101 South 15th Street, side elevation.