

# 11. COA-076917-2020

PUBLIC HEARING DATE

August 25, 2020

PROPERTY ADDRESS

709-715 Mosby Street

DISTRICT

Union Hill

APPLICANT

S. Tuttle

STAFF CONTACT

Carey L. Jones

# Commission of Architectural Review

## STAFF REPORT

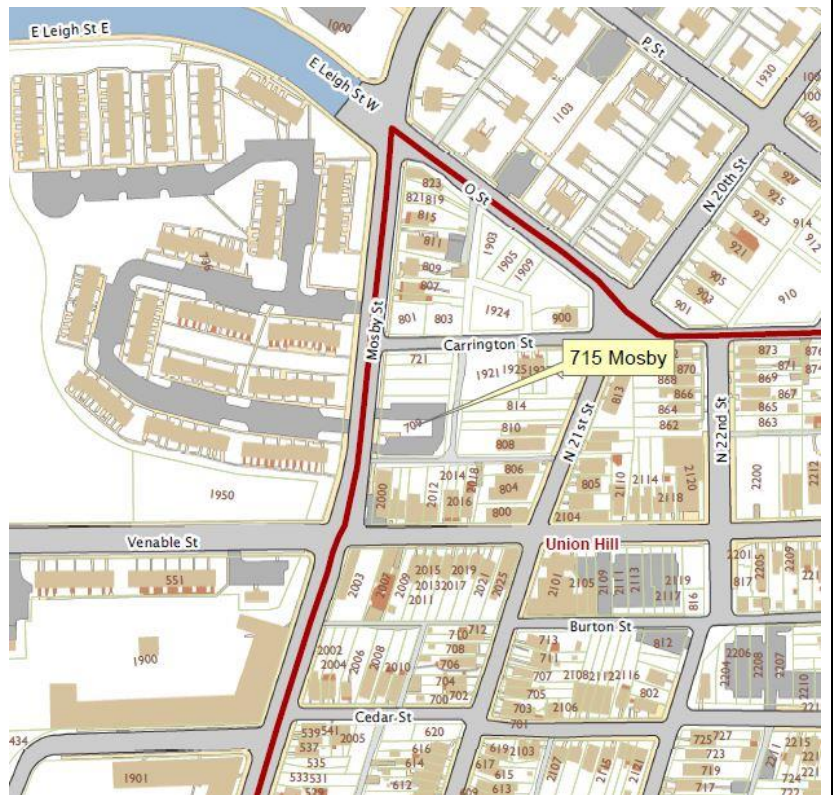


### PROJECT DESCRIPTION

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

### PROJECT DETAILS

- The applicant proposes to construct a new, 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 be provided with 15 spots behind the units and along the east side alley.



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## 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” on pages 44, and 46-56 of the Richmond Old and Historic District Handbook and Design Review Guidelines utilizing the Guidelines presented below.

### PREVIOUS REVIEWS

The Commission has not previously reviewed this application. On July 23, 2019 the Commission reviewed and approved the demolition of the existing building on the site. That building has since been demolished.

### SURROUNDING CONTEXT

The entire block of Mosby Street between Carrington Street and the alley bordering the site is vacant. Staff notes that site was formerly developed with a long, two-story, dwelling and associated outbuildings. To the south of the subject parcel is a one-story, masonry, former gas station, that has been converted into two commercial uses. To

the north are more vacant parcels on which the Commission recently approved a mixed-use building and two, multi-unit apartment buildings. Also to the north are a mix of residential buildings, two to two-and-one-half stories, in a mix of Greek Revival, Italianate and Late Victorian architectural styles in a mix of frame and brick with front porches.

**STAFF COMMENTS**

- the applicant consider a modest, simplified cornice line detail in keeping with other new construction, multi-unit, residential buildings in the district
- the applicant consider an awning above the rear doors
- the applicant provide information about the location of the HVAC equipment in a subsequent application to the Commission and information about any regrading activities
- the applicant consider additional screening for the parking lot along the north side of the lot
- a complete application including fully dimensioned elevations be submitted for review by the Commission

**STAFF ANALYSIS**

Siting, pg. 46, #s2-3	<p>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></p>	The applicant proposes a consistent setback for all five masses.
	<p>3. <i>New buildings should face the most prominent street bordering the site.</i></p>	The buildings face Mosby Street, the most prominent street bordering the site.
Form, pg. 46 #s1-3	<p>1. <i>New construction should use a building form compatible with that found elsewhere in the historic district.</i></p>	The applicant proposes five masses, each three stories in height, connected by recessed sections. Staff notes the presence of enclosed exterior stair towers connected by a short hyphen.
	<p>2. <i>New residential construction should maintain the existing human scale of nearby historic residential construction in the district.</i></p>	The applicant proposes a modern, simplified design with aligned windows on each floor, front stairs, recessed doors, and balconies.
	<p>3. <i>New residential construction and additions should incorporate human-scale elements such as cornices, porches and front steps into their design.</i></p>	The applicant proposes a single set of stairs leading to recessed entry doors with balconies above. The applicant does not propose a cornice line and <u>staff recommends the applicant consider a modest, simplified cornice line detail in keeping with other new construction, multi-unit, residential buildings in the district.</u>
Height, Width, Proportion, & Massing, pg. 47, #s1-3	<p>1. <i>New residential construction should respect the typical height of surrounding residential buildings.</i></p>	The applicant proposes to construct a three-story building, 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>
	<p>2. <i>New residential construction should respect the vertical orientation typical of other residential properties in surrounding historic districts.</i></p>	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. Staff finds that this is in keeping with the majority wood frame structures found on Venable Street.
New Construction, Doors and Windows, pg. 49 #3	3. <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>	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. <i>New porch railing designs, compatible with the overall design of the building, will also be considered.</i>  4. <i>Faux balconies (flat, applied constructs with no depth) are discouraged. Small projecting balconies are acceptable.</i>	The applicant proposes projecting balconies on the second and third story above the entrance doors. The balconies will have horizontal railings. Staff finds the proposed balconies and railings are in keeping with the <i>Guidelines</i> .
New Construction, Doors and Windows, pg. 56, #5	5. <i>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.</i>	The applicant proposes entry doors on the façade facing Mosby Street and in the rear to provide entry points from the parking spaces. <u>Staff recommends the applicant consider an awning above the rear doors.</u>
Mechanical Equipment, pg. 68	<i>The visual impact of new mechanical equipment should be minimized to protect the historic character of the district.</i>	<u>Staff requests the applicant provide information about the location of the HVAC equipment in a subsequent application to the Commission.</u>
Parking Lots, pg. 77	1. <i>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.</i>	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. <u>Staff recommends the applicant consider additional screening along the north side of the lot.</u>

**FIGURES**



Figure 1. 715 Mosby Street, view from street



Figure 2. 715 Mosby Street, view from alley

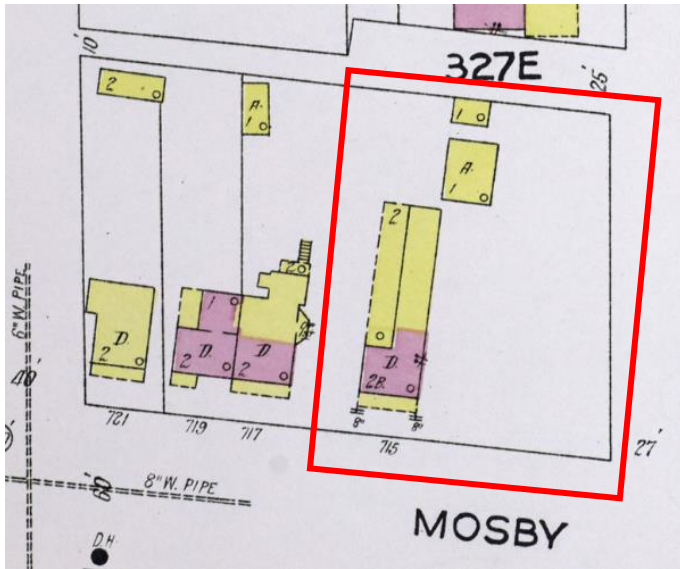


Figure 3. 1925 Sanborn map