

16. COA-060078-2019

PUBLIC HEARING DATE

September 24, 2019

PROPERTY ADDRESS

2242 Venable Street

DISTRICT

Union Hill

APPLICANT

P. Cunningham

STAFF CONTACT

C. Jones

Commission of
Architectural Review

STAFF REPORT

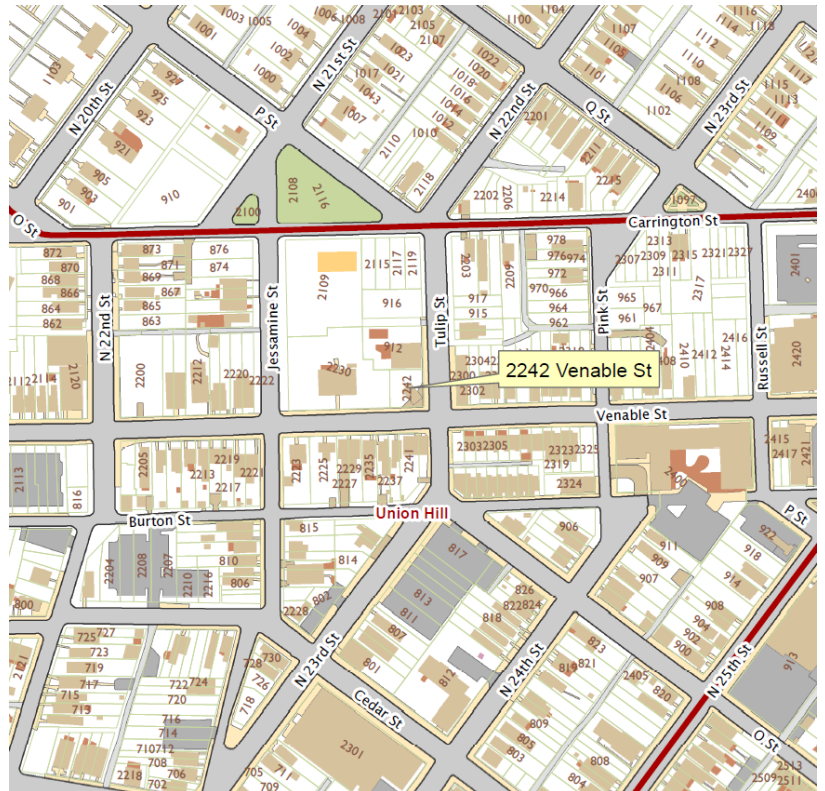


PROJECT DESCRIPTION

Rehabilitate an existing building and construct a rear addition.

PROJECT DETAILS

- The applicant proposes to rehabilitate the existing 320 SF, 17'-tall building. The proposed rehabilitation includes repair of the existing chimney, the installation of new aluminum storefront windows, and the replacement of the existing asphalt shingle roof with a flat seam metal roof.
- The applicant also proposes to construct a 1460 SF addition with 1200 SF at ground level and a 260 SF mezzanine bringing the total building area to 1780 SF. The ground level will be 10'-6" in height and the mezzanine will bring the total height to 20'-6".
- The addition will have vertically oriented dark wood siding on the ground level and fiber cement panels and large glass windows above. The sloped roof will be standing seam metal with wood shiplap covering the soffits. The western edge will feature an overhang supported by two columns, currently proposed as steel with concrete bases.
- The addition will be attached to the historic building by a one-story hyphen with a flat roof.



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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. Staff approved painting the exterior of the historic building in June 2019. Staff has also met with the applicant and discussed the potential addition. During the meeting, staff recommended using a contemporary design and materials to differentiate the historic building from the new addition.

SURROUNDING CONTEXT

The area surrounding the project site is primarily residential and commercial in character. Immediately adjacent to the building on Tulip Street is a one-story, masonry, gable front church building. Across both Tulip and Venable Streets are 2-story buildings with ground floor commercial use and residential use on the second floor. The majority of the residential buildings are 2 stories in height, 2 or 3 bays wide, and of frame construction. Most of the residential buildings feature 1-story full-width porches and some decorative elements below the cornice line. On the same parcel as the project site are 5 multi-family units, recently constructed by the applicant. These buildings are 3 stories in height, of masonry and frame construction, and feature large windows, and balconies on each level.

STAFF COMMENTS

- Staff requests the applicant provide additional details of the storefront window system for final review.
- Staff recommends the mass of the addition be reduced and the roof form be reconfigured.

STAFF ANALYSIS

New Construction, Storefront Façades, pg. 49, #1	<i>Historically, storefronts were defined by simple piers, large storefront windows, a cornice, a signboard and/or attached signage, and awnings. The new storefront should be compatible with other historic storefronts within the district.</i>	The applicant proposes to reinstall new aluminum storefront windows. <u>Staff supports the installation of new storefront windows provided they fit the existing openings. Staff requests the applicant provide additional details of the storefront window system for final review.</u>
Roof Replacement / Reconstruction, pg. 66	<p>3. <i>Substitute materials may be used if the same kind of material is not technically feasible because the material is no longer being made. Substitute materials should match the original style and form as much as possible.</i></p> <p>6. <i>Pre-fabricated and pre-finished metal roofs typically have ridge and valley pieces that are installed on top of the seams, creating visible shadow lines not typical of historic buildings.</i></p>	The original roof material is unknown; however, staff finds that the asphalt shingles are not a roof material that is compatible with the district. Staff recommends a flat-seam metal roof as an appropriate replacement material.
Technical Preservation Briefs #14, New Exterior Additions to Historic Buildings: Preservation Concerns	<p>In other instances, particularly in urban areas, there may be no other place but adjacent to the primary façade to locate an addition needed for the new use. It may be possible to design a lateral addition attached on the side that is compatible with the historic building, even though it is a highly-visible new element...Large new additions may sometimes be successful if they read as a separate volume, rather than as an extension of the historic structure, although the scale, massing and proportions of the addition still need to be compatible with the historic building. However, similar expansion of smaller buildings would be dramatically out of scale. In summary, where any new addition is proposed, correctly assessing the relationship between actual size and relative scale will be a key to preserving the character of the historic building.</p> <ul style="list-style-type: none"> • Incorporate a simple, recessed, small-scale hyphen to physically separate the old and the new volumes or set the addition back from the wall plane(s) of the historic building. • Avoid designs that unify the two volumes into a single architectural whole. The new addition may include simplified architectural features that reflect, but do not duplicate, similar features on the historic building. • Use building materials in the same color range or value as those of the historic building. The materials need not be the same as those on the historic building, but they should be harmonious; they should not be so different that they stand out or distract from the historic building. (Even clear glass can be as prominent as a less transparent material. Generally, glass may be most appropriate for small-scale additions, such as an entrance on a secondary elevation or a connector between an addition and the historic building.) 	

- Base the size, rhythm and alignment of the new addition's window and door openings on those of the historic building.
- Respect the architectural expression of the historic building type.

Staff finds that the new addition utilizes a small hyphen as recommended by the NPS guidance to help separate the historic building and the addition. The small hyphen also sets back the addition from the wall plane of the historic building. The design of the addition mimics some of the architectural features of the historic building, such as the large open windows, without duplicating the design of the historic building. Staff further finds that the modern materials relate to, but do not copy, the historic building materials. Staff is concerned that the proposed addition, while clearly differentiated from the historic building, does not relate to the architectural style of the existing building.

Siting, pg. 52	<p><i>1. Additions should be subordinate in size to their main buildings and as inconspicuous as possible. Locating additions at the rear or on the least visible side of a building is preferred.</i></p>	<p>The hyphen for the proposed new addition is located on the rear of the building. While it will result in the covering of some exterior building materials, it is located on the rear where there is an existing opening. Staff notes that the hyphen and use of modern building materials helps to differentiate the historic building and the new construction. Staff finds the proposed new construction is compatible in height to the existing building. However, staff finds that the size and scale of the roof is not in keeping with the historic building. <u>Staff recommends the mass of the addition be reduced and the roof form be reconfigured.</u></p>
Form, pg. 52	<p><i>1. New commercial construction should use a building form compatible with that found elsewhere in the immediate area. Building form refers to the specific combination of massing, size, symmetry, proportions, projections and roof shapes that lend identity to a building. Building form is greatly influenced by the architectural style of a given structure.</i></p>	<p>The proposed addition is rectangular in form, similar to other buildings in the area. However, the size, 1460 SF, is over four times the size of the existing building. Further, the large roof overhang, while contemporary in design, is not in keeping with the general roof forms found in the area.</p>
	<p><i>3. New commercial construction should incorporate human-scale elements at the pedestrian level.</i></p>	<p>The proposed addition uses large windows and doors at the street level, similar to other commercial buildings in the district.</p>
Height, Width, Proportion, & Massing, pg. 53	<p><i>1. New commercial construction should respect the typical height of surrounding buildings, both residential and commercial.</i></p>	<p>The applicant did not provide a context elevation and staff requests this be submitted with the next application. Staff requests that the context elevation include heights of the surrounding buildings and proposed new addition.</p>
Mechanical Equipment, HVAC Equipment, pg. 68	<p><i>1. New units should be placed in side or rear yards so as to minimize their visual impact. Side yard units should be located as far away from the front of the building as possible.</i></p> <p><i>2. Rooftop units should be located so that they are minimally visible from the public right-of-way, and screening should be considered.</i></p>	<p>Staff requests the applicant submit additional information about the proposed location of the HVAC equipment and any exhaust vents or fans that might be necessary to support a new commercial tenant.</p>

3. HVAC equipment on the ground should be appropriately screened with fencing or vegetation.

4. Exhaust vents or fans should be installed where their visibility is minimized and with the least impact on historic materials.

Standards for Signage, pg. 73

Designs for signs in City Old and Historic Districts should reflect the pedestrian scale of the District. Signs within a District should be modest in size and addressed to pedestrians and slower vehicular traffic and...should use appropriate materials. Special consideration should also be paid to placement, lighting and installation of these signs.

Staff requests that any proposed signage, both freestanding and attached to the buildings, be submitted for review and approval.

FIGURES



Figure 1. 2242 Venable Street, existing building.



Figure 2. 2242 Venable Street and site of new addition from Venable Street.



Figure 3. 2242 Venable Street and site of new addition from Tulip Street.



Figure 4. 2300 Venable Street.



Figure 5. 2241 Venable Street.



Figure 6. 912 Tulip Street.