



Staff Report
City of Richmond, Virginia



Commission of Architectural Review

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| 11. COA-107846-2022 | Conceptual Review | Meeting Date: 3/22/2022 |
| Applicant/Petitioner | Todd Dykshorn - ADO | |
| Project Description | Construct a new 10-unit, 3-story, multi-family building on a vacant lot. | |
| Project Location | | |
| Address: 815-821 Mosby St. | | |
| Historic District: Union Hill | | |
| High-Level Details: <ul style="list-style-type: none"> Applicant proposes to construct a multi-family building on a vacant lot. The proposed building consist of two main masses. A two-story mass, and a three-story mass, which are connected by a central stair tower. The subject parcel sits much higher than the grade of the sidewalk. The building will be contemporary in form, and traditional in material selection featuring brick and horizontal siding. The building will feature recessed outdoor areas and patios for each unit. A rear parking area will be provided. | | |
| Staff Recommendation | Conceptual Review | |
| Staff Contact | Alex Dandridge, alex.dandridge@rva.gov , 804-646-6569 | |
| Previous Reviews | In 2019, the Commission approved the demolition of a concrete retaining wall at this site. In August 2020, in accordance with Section 30-930.6(j) of the city code, the Building Commissioner authorized the demolition of a vacant 2-story frame building. The building was deemed a public hazard, due to significant water intrusion which deteriorated load bearing structural members. | |
| Staff Recommendations | <ul style="list-style-type: none"> The two-story section of the building be oriented parallel with Mosby Street to reinforce the street wall of the existing buildings on the block. The masonry wall surrounding the patio be replaced with a more transparent material or match the railing of the balcony above. | |

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| | <ul style="list-style-type: none"> • The two-story portion of the building feature a more articulated cornice element to break up blank expanse of masonry. • Additional windows be added to the south elevation of the three-story section of the building. • Final material specifications be submitted with the final review. • Additional information of the location of all exterior mechanical equipment and trash enclosures be submitted for final review. • Staff requests information about the paving materials be submitted for review and approval. • Applicant submit information about proposed landscaping and screening for review and approval. |
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Staff Analysis

| Guideline Reference | Reference Text | Analysis |
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| Siting, pg. 46, #2-3 | <i>2. 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 set back of the three-story section will be similar to the neighboring buildings to the south, however, the two-story section of the will be set back further and oriented to face more northwest. The building's set back does not match that of the adjacent corner commercial store at O and Mosby Streets. Staff notes that the corner store's setback differs from the other existing buildings on the block, as this building is at the same grade as the sidewalk with zero setback. <u>Staff recommends that the two-story section of the building be oriented parallel with Mosby Street to reinforce the street wall of the existing buildings on the block, noting that the corner commercial store is an anomaly in the setback pattern of the block.</u> |
| Form, pg. 46, #1-3 | <ol style="list-style-type: none"> <i>1. New construction should use a building form compatible with that found elsewhere in the historic district.</i> <i>2. New residential construction should maintain the existing human scale of nearby historic residential construction in the district</i> <i>3. New residential construction and additions should incorporate human-scale elements such as cornices, porches and front steps into their design.</i> | <p>The proposed building will consist of a two-story mass and a three-story mass connected by a central stair tower.</p> <p>For the two-story section:</p> <p>The two-story section front façade will be two bays wide, with one bay being recessed into the façade creating a two-story covered porch. Two-story, recessed, front façade porches are not common features found in the Union Hill Old and Historic District.</p> <p>There will be a patio within the recessed bay on the ground floor unit surrounded by a masonry wall. To have this outdoor space better relate to the street, <u>Staff recommends that the masonry wall be replaced with a more</u></p> |

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| | | <p><u>transparent material or match the railing of the balcony above.</u> This change in material would also break up the expanse of brick used at the base of the building.</p> <p>The overall form of the two-story mass is irregular, most likely in response to the irregular form of the corner commercial store to the north (see figure 4).</p> <p>For the three-story section:</p> <p>The three-story section of the building be three bays wide on the front façade, the center bay being recessed to create covered balconies. Staff finds that this form is in-keeping with the district.</p> <p>The rear will feature a cantilevered mass over a parking area.</p> |
| Height, Width, Proportion, & Massing, pg. 47, #1-3 | <ol style="list-style-type: none"> <i>1. New residential construction should respect the typical height of surrounding residential buildings.</i> <i>2. New residential construction should respect the vertical orientation typical of other residential properties in the surrounding historic districts.</i> <i>3. The cornice height should be compatible with that of adjacent historic buildings.</i> | <p>The new building will be a maximum of three-stories in height, which is compatible with the height of existing buildings on the block, as well as new, previously approved, not yet constructed buildings on the block.</p> <p>The two-story section of the building does not have a cornice detail. Staff recommends that <u>the two-story portion of the building feature a more articulated cornice element to break up blank expanse of masonry.</u></p> |
| New Construction, Doors and Windows, pg.49 #3 | <ol style="list-style-type: none"> <i>3. The size, proportion, and spacing patterns of doors and window openings on free standing, new construction should be compatible with patterns established in the district.</i> | <p>Doors and windows will be vertically aligned.</p> <p>Both the two-story and three-story sections of the building feature front entry points which is in-keeping with the district.</p> <p>On the south elevation of the three-story section of the building, windows are only being proposed on the center inset portion. Staff believes this elevation will be visible from Mosby Street. <u>Staff recommends that additional windows be added to the south elevation of the three-story section of the building.</u></p> |
| New Construction, Materials & Colors, pg. 53, #2, #5 | <ol style="list-style-type: none"> <i>2. Materials used in new construction should be visually compatible with original materials used throughout the surrounding neighborhood.</i> <i>5. 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. When rooftop railings are required for seating areas or for safe access to mechanical equipment, the railings should be as unobtrusive as possible, in order to</i> | <p>The building will be clad in fiber cement lap siding, brick, and composite wood trim. Windows and doors will be metal clad. Balconies will have metal railings and wood decking. The roof will be TPO membrane. The rear parking area will be paved with asphalt.</p> <p><u>Staff finds that these material are in-keeping with the district and recommends that final material specifications be submitted with the final review.</u></p> |

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| | <i>minimize their appearance and visual impact on the surrounding district.</i> | |
| 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 recommends that additional information of the location of all exterior mechanical equipment and trash enclosures be submitted for final review.</u> |
| Site Improvements, Sidewalks & Curbs, pg. 76 | <i>7. Sidewalks and curbs should be built of common building materials found throughout the District. Generally, simple paving designs are more compatible with the diverse building styles and better unify the various elements found on streets</i> | The site plan indicates that the applicant is proposing to install paved walkways from the parking lot to the building entrances. <u>Staff requests information about the paving materials be submitted for review and approval.</u> |
| Site Improvements, 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.</i> | The applicant is proposing to create a rear parking lot. <u>Staff recommends that applicant submit information about proposed landscaping and screening for review and approval.</u> |

Figures



Figure 1. View from rear



Figure 2. View of rear from O and Carrington St.



Figure 3. View from Mosby Street

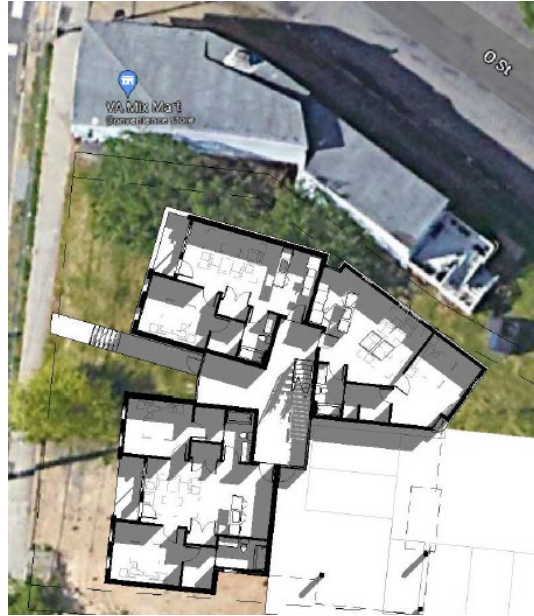


Figure 4. Demonstration of irregular form of the existing corner commercial, and irregular form of new construction in response.



Figure 5. 805-807 Mosby Street



Figure 6. 809 Mosby Street