

5. COA-077183-2020

PUBLIC HEARING DATE

September 22, 2020

PROPERTY ADDRESS

3101-3105 East Marshall Street

DISTRICT

St. John's Church

Commission of Architectural Review

STAFF REPORT



APPLICANT

Datapro Investments, Inc.

STAFF CONTACT

C. Jones

PROJECT DESCRIPTION

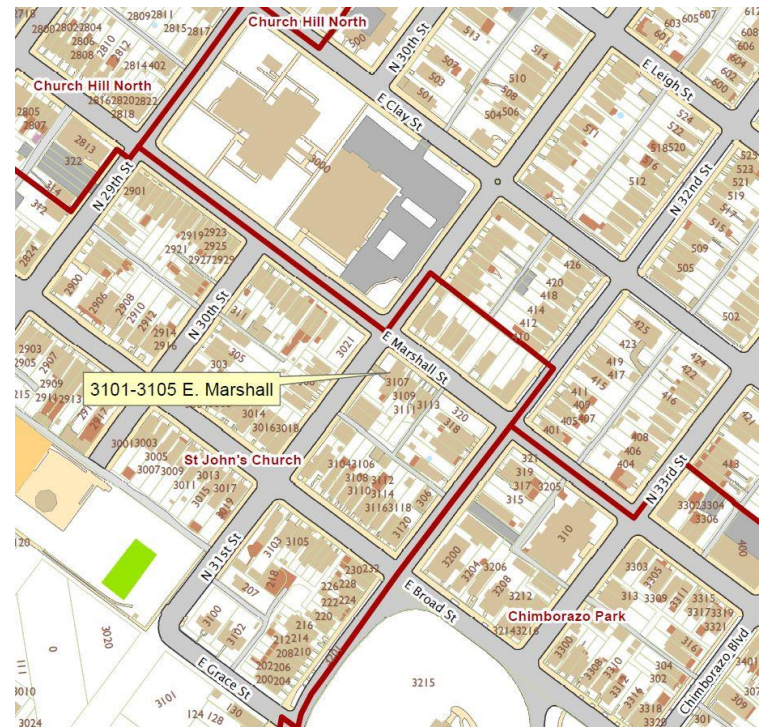
Modify previously approved plans to rehabilitate an existing building and build an addition onto the roof and rear; and to construct a new, connected, mixed-use addition on the corner.

The Commission approved an application for this project at the January 28, 2020 Commission meeting. This staff report addresses revisions between the Commission approved plans and the resubmitted plans, described below in project details. The applicant is also applying for a special use permit (SUP).

PROJECT DETAILS

3105 East Marshall Street – Existing building

- The Commission approved plans to renovate an existing two-story mixed-use building and build rooftop and rear additions. The approved renovation includes the removal of the non-historic masonry on the ground floor and the installation of a storefront window and door system.
- The approved plans also include rear and rooftop additions (second and third floor). The additions will be set back from the existing roof line and will extend past the rear wall of the building. Full-width, open porches will be attached to the rear of the additions and extend over ground-level parking.
- The Commission previously approved rehabilitation of the historic storefront. The revised plans include the rehabilitated storefront though some of the design details are missing.
- The applicant has changed the massing of the rooftop addition and proposes a hardi panel for the HVAC enclosure.
- On the east elevation the applicant now proposes to infill all of the existing windows with salvaged bricks, change the fenestration pattern, install a downspout, and demolish the one-story masonry mass.



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- On the rear of the existing building the applicant now proposes additional windows, new porch supports, and deletion of the brick piers.

PROJECT DETAILS

3101-3103 East Marshall Street – Addition

- The Commission approved plans to construct a new three-story addition on the west elevation of the existing building, connected to the historic building by an internal corridor and shared walls.

- On the East Marshall (north) elevation, the Commission previously approved a curtain wall connector between the historic building and the new construction. The applicant now proposes windows of differing sizes on each story with a multi-light configuration framed with masonry sections. Also on the north elevation the Commission approved a storefront system with brick piers, a cornice line at the same height as the historic building, and a single transom above the windows. The applicant now proposes a single, multi-light window and no exterior details. Staff also notes on the approved plans the window openings aligned with the hardi panels, and this detail is no longer proposed.
- On the North 31st Street (west) elevation the applicant has removed a vertical bay of windows above the commercial area, changed the first story (ground floor) fenestration pattern, removed the curtain wall and replaced it with the multi-light windows and hardi panels as on North 31st Street, relocated the gutters and downspouts, changed the doorway to recess it (to prevent an encroachment), and changed the spacing of the windows in the rear section. The entrance on this elevation is no longer proposed as a glass curtain wall, and is instead a narrower door framed in brick. The applicants have also reduced the size of the glazing in the connector section and the size of the patio doors and changed the window sizes.
- On the rear (south) elevation the applicant removed one of the piers, replaced the approved brick piers with steel posts, and added an additional window on the first story (ground floor).
- On the roof the applicant has relocated the HVAC units. The applicant now proposes to construct a hardi plank enclosure around them.
- Changes to the approved site improvements include reducing the amount of parking from five spaces to four, relocating the trash storage area to the southeast corner of the lot, and changing the screening of the trash enclosure and parking spaces from composite panels to Trex composite fencing.

PREVIOUS REVIEWS

The Commission previously reviewed applications for this mixed-use development at the following meetings:

- **August 27, 2019:** The Commission **conceptually reviewed** this application. Commission discussion focused on the height and scale of the addition and new construction and the need for a clear visual break from the historic building to the new construction.
- **October 22, 2019:** The application returned for final review. The Commission voted to **defer** the application to allow the applicant the opportunity to make design changes in response to Commission feedback. The Commission raised concerns about the height and scale of the addition in relation to the historic structure, the roof form, and the fenestration on both side elevations
- **November 26, 2019:** The application returned for final review. The Commission voted to **defer** the application to allow the applicant the opportunity to respond to staff and Commission comments. The Commission requested clarification on building heights and window locations and expressed concerns with the plans to demolish and extend the rear wall of the historic building.
- **January 28, 2020:** The application returned for final review. The Commission voted to **approve the application with the following conditions:** the new masonry be differentiated from the historic masonry in tone, size, and/or bond pattern and that the final masonry specifications be submitted to staff for review and approval; the final window specifications be submitted to staff for review and approval; the final material specifications and colors, including the screening for the parking and trash receptacle area, be submitted for review and approval; clarification of the design treatment above the storefront window be submitted for staff review and approval
- **August 25, 2020:** The application returned to the Commission for approval for modifications to the previously approved plans. Per the applicant, these modifications were the result of changes requested during the Special Use Permit (SUP) process review. The Commission voted to **defer** the application to allow the applicant the opportunity to respond to Commission and staff's concerns. Specifically, concerns related to inconsistencies in the plans, the roof form, and drainage.

The applicant has responded to the staff and Commission feedback and concerns. The applicant has reintroduced cornice line detail on the new construction, addressed concerns about the roof and cornice line of the historic building, changed some of the building materials, and provided additional details.

APPROVE WITH CONDITIONS

STAFF COMMENTS

For 3105 East Marshall Street, staff recommends approval of the rehabilitation of the existing buildings provided the following conditions are met:

- the character-defining architectural elements including but not limited to the cornice line details, decorative elements, the faux mansard, and stepped parapet walls on the front and east side elevations are not increased in height, removed, or altered in any way
- the applicant provide additional information about the condition of rear CMU section and the need to demolish it, including that there are no feasible alternatives to demolition or opportunities to retain it, for review and approval by PDR staff and the Commission Chair and Vice-Chair
- the design of the rehabilitated historic storefront match the historic photograph including, but not limited to, the wood panels below the windows and the pilasters separating the bays; and the windows surrounding the door be a consistent size. Staff recommends the plans be revised to reflect this design prior to submitting the plans for the special use permit
- the interior floor plans be updated with the dimensions of the east elevation inset and submitted to staff for review and approval prior to resubmitting for the SUP application
- the brick infill be recessed from the original opening and any decorative elements, such as exterior sills and headers, be maintained
- the brick pier at the corner be retained as a terminating element to unify the overall design

For 3101-3103 East Marshall Street, staff recommends:

- the new masonry be differentiated from the historic masonry in tone, size, and bond pattern, and the final masonry specifications be submitted to staff for review and approval
- the applicant submit a fully dimensioned elevation with exterior heights to staff and the Commission Chair and Vice-Chair for review and approval prior to resubmitting for the SUP application
- the revised plans reflect the panels aligned with the window openings as indicated with a note on the plans
- the applicant provide detailed drawings of the proposed storefront design and the revised plans be submitted to PDR staff and the Commission Chair and Vice-Chair for review and approval prior to resubmitting for the SUP application

Staff requests that the applicant address the following prior to resubmitting the plans for the SUP:

- submit a line-of-sight drawing to determine the extent of the visibility of the new rooftop additions.
- the applicant provide additional information about how they intend to manage rain water from this section.
- the final materials specifications including the parking screening
- an accurate dimensioned site plan be submitted with all setbacks indicated on a physical improvements survey rendered at a legible scale
- a detailed roof plan with the location of the HVAC units indicated and a line-of-sight drawing from East Marshall Street and North 31st Street
- information about the gutters and downspouts
- a key to the plans and elevations.

Commission staff reviewed the project through the lens of the “Standards for New Construction” of the Richmond Old and Historic District Handbook and Design Review Guidelines utilizing the Guidelines presented below. Since the new construction will be internally connected to the historic building, staff reviewed it through the lens of an addition. The Guidelines do not specifically address rooftop additions and large, multi-story, side additions, so staff used the guidance found in the National Park Service Technical Preservation Brief #14, New Exterior Additions to Historic Buildings: Preservation Concerns, available on-line at: <https://www.nps.gov/tps/how-to-preserve/briefs/14-external-additions.htm> and presented below.

STAFF ANALYSIS

3105 East Marshall Street – storefront rehabilitation and rear and rooftop additions

Secretary of the 2. The historic character of a property Staff recommends approval of the rehabilitation of

Interior Standards, pg. 4-5	<p><i>shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.</i></p>	<p>the historic building provided <u>the character-defining architectural elements including but not limited to the cornice line details, decorative elements, the faux mansard, and stepped parapet walls on the front and east side elevations are not increased in height, removed, or altered in any way.</u></p>
	<p><i>9. New additions, exterior alterations or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale and architectural features to protect the historic integrity of the property and its environment.</i></p>	<p>The applicant also proposes to demolish a one-story rear mass. This was not previously approved by the Commission under COA-067376-2020. Staff recommends the applicant <u>provide additional information about the condition of this section and the need to demolish it, including that there are no feasible alternatives to demolition or opportunities to retain it, for review and approval by PDR staff and the Commission Chair and Vice-Chair.</u></p>
Technical Preservation Briefs #14, New Exterior Additions to Historic Buildings: Preservation Concerns, Rooftop Additions	<ul style="list-style-type: none"> • <i>A rooftop addition is generally not appropriate for a one, two or three-story building—and often is not appropriate for taller buildings.</i> • <i>A rooftop addition should be minimally visible.</i> • <i>Generally, a rooftop addition must be set back at least one full bay from the primary elevation of the building, as well as from the other elevations if the building is freestanding or highly visible.</i> • <i>Generally, a rooftop addition should not be more than one story in height.</i> • <i>Generally, a rooftop addition is more likely to be compatible on a building that is adjacent to similarly-sized or taller buildings.</i> 	<p>The applicant proposes to construct a rooftop addition on top of a two-story building. The addition will be set back from the front roof line of the existing building and will extend past the rear wall to create a third story.</p> <p>The applicant has reconfigured the roof for the two rear additions. Staff requests the applicant <u>submit a line-of-sight drawing to determine the extent of the visibility of the new rooftop additions.</u></p> <p>Staff has concerns that there does not appear to be a gutter proposed for the 3105 East Marshall Street addition and requests <u>the applicant provide additional information about how they intend to manage rain water from this section.</u></p>
New Construction, Storefront Facades, pg. 49, #1	<p><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></p>	<p>The applicant has submitted a complete window and door schedule for the rehabilitation. Staff notes that the historic storefront and the approved plans had pilasters separating the bays and wood panels below the windows. <u>Staff recommends the design match the historic photograph including, but not limited to, the wood panels below the windows and the pilasters separating the bays, and that the windows surrounding the door be a consistent size. Staff recommends the plans be revised to reflect this design prior to submitting the revised plans for the special use permit.</u></p>
Doors and Windows, pg. 49, #4	<p><i>1. The size, proportion and spacing patterns of door and window openings on a new addition should follow patterns established by the original</i></p>	<p>The applicant now proposes one window on the southeast corner bedroom of the first floor and two windows on the third floor of the addition. The depth of the inset of the addition is not provided on the floor</p>

building. Windows on most commercial and residential properties throughout Old and Historic Districts have a vertical orientation.

plans and staff cannot confirm if this is allowable by current building code standards. Staff recommends the interior floor plans be updated with the dimensions of the east elevation inset and submitted to staff for review and approval prior to resubmitting for the SUP application.

4. Original masonry openings for doors and windows should be maintained. Infilling original masonry openings is strongly discouraged.

The applicant now proposes to infill the original openings on the east elevation with salvaged brick. While the *Guidelines* recommend against infilling original masonry openings, staff understands that this is a building code requirement and the windows are minimally visible, and recommends approval with the condition that the brick infill be recessed from the original opening and that any decorative elements, such as exterior sills and headers, be maintained.

Height, Width, Proportion, & Massing, pg. 47

1. New residential construction should respect the typical height of surrounding residential buildings.

Staff requests a fully dimensioned elevation with exterior heights be submitted to staff and the Commission Chair and Vice-Chair for review and approval prior to resubmitting for the SUP application.

Materials and Colors, pg. 47

2. Materials used in new residential construction should be visually compatible with original materials used throughout the district.

Staff notes that the approved plans had a three-story brick pier at the corner as a terminating element and staff recommends this element be retained in the plans to unify the overall design.

3101-3103 East Marshall Street – new side addition

Secretary of the Interior Standards, pg. 5

9. New additions, exterior alterations or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale and architectural features to protect the historic integrity of the property and its environment.

Staff notes that the plans call for a masonry treatment on the first floor. Staff recommends that the new masonry be differentiated from the historic masonry in tone, size, and bond pattern and that the final masonry specifications be submitted to staff for review and approval.

Height, Width, Proportion, & Massing, pg. 47, #s1-3

1. New residential construction should respect the typical height of surrounding residential buildings.

Staff requests a fully dimensioned elevation with exterior heights be submitted to staff and the Commission Chair and Vice-Chair for review and approval prior to resubmitting for the SUP application.

2. New residential construction should respect the vertical orientation typical of other residential properties in surrounding historic districts.

The revised plans include the removal of a vertical bay of windows from the second and third stories and relocation of the windows on the first story (ground floor). Staff understands that the applicant had to recess the side entrance and reconfigure the interior spaces, resulting in the removal of this vertical row of windows. Staff recommends approval of the revised fenestration pattern.

3. The cornice height should be compatible with that of adjacent historic buildings.

The proposed cornice line for the addition will be taller than the surrounding historic buildings. Staff notes not all of the exterior dimensions of the

		proposed new construction were provided. <u>Staff requests a fully dimensioned elevation with exterior heights be submitted to staff and the Commission Chair and Vice-Chair for review and approval prior to resubmitting for the SUP application.</u>
Materials and Colors, pg. 47	<i>2. Materials used in new residential construction should be visually compatible with original materials used throughout the district.</i>	The applicant proposes a mix of masonry, cementitious panels, and large panels of glazing. <u>Staff notes the previous plans had the panels aligned with the window openings, and that there is a note on the plans regarding alignment of the windows and panels. Staff recommends the revised plans reflect this design feature.</u>
New Construction, Storefront Facades, pg. 49	<i>1. 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 Commission previously approved a storefront system with brick piers, a subtle cornice line at the same height as the historic building, and a single transom above the windows. Staff recommends <u>the applicant provide detailed drawings of the proposed storefront design and the revised plans be submitted to PDR staff and the Commission Chair and Vice-Chair for review and approval prior to resubmitting for the SUP application.</u>
New Construction, Doors and Windows, pg. 49 #1	<i>1. The size, proportion and spacing patterns of door and window openings on a new addition should follow patterns established by the original building. Windows on most commercial and residential properties throughout Old and Historic Districts have a vertical orientation.</i>	The applicant has redesigned the glass hyphens on East Marshall Street and North 31 st Street to be framed plate glass with sections of masonry. Staff understands the entrance doors on North 31 st Street need to be recessed so they do not encroach onto the public right-of-way. Staff recommends approval of the change in design for the hyphens with the conditions that <u>the final specifications be submitted to staff for review and approval.</u>
Standards for New Construction: Corner Properties – Residential, pg. 48	<i>1. Secondary elevations of corner properties should reference massing similar to other corner locations in the historic district.</i>	Staff also notes that heights of the windows on the East Marshall and North 31 st Street elevations appear inconsistent, and <u>recommends the applicant align the heads and sills of the windows on the front and side elevations.</u> Staff recommends <u>the applicant provide detailed drawings of the proposed storefront design for the side elevation and the revised plans be submitted to PDR staff and the Commission Chair and Vice-Chair for review and approval prior to resubmitting for the SUP application.</u>
Standards for Site Improvements, Parking Lots, pg. 77	<i>1. 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 has changed the screening materials from composite trim to vertical Trex fencing. Staff finds that Trex composite fencing is not a common material found in the historic district for fences or screening and recommends <u>the applicant work with staff to determine a more appropriate screening material.</u>
Mechanical Equipment, pg. 68	<i>The visual impact of new mechanical equipment should be minimized to protect the historic character of the</i>	The applicant has revised the location of the rooftop HVAC equipment and also proposes a hardi panel enclosure. Staff believes the HVAC enclosure will be

district.

visible and requests the applicant submit a detailed roof plan with the location of the HVAC units indicated and a line-of-sight drawing from East Marshall Street and North 31st Street to PDR staff for review and approval.

Admin Approval
of Gutters and
Downspouts

New gutters and downspouts should be as unobtrusive as possible and should be painted a color that is compatible with the building, such as the body of trim color.

The applicant has removed the downspouts from the East Marshall Street elevation and rear addition. Staff is concerned about water runoff and requests the applicant provide additional information about the gutters and downspouts for this section of the building prior to submitting the revised plans for the SUP.

FIGURES



Figure 1. 3105 East Marshall Street, ca. 1957

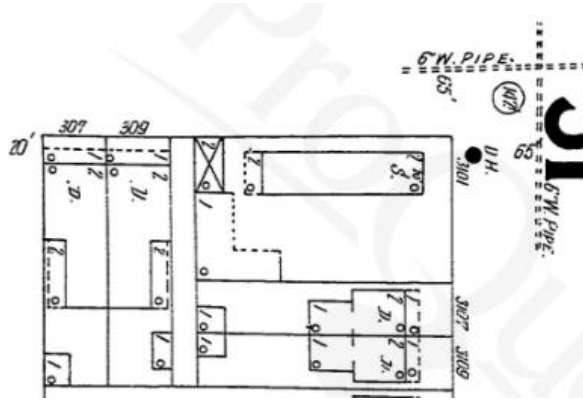


Figure 2. 3101 East Marshall Street, 1905 Sanborn map

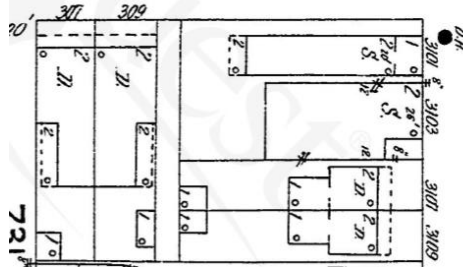


Figure 3. 3101, and 3103-3105 East Marshall Street, 1925 Sanborn map.



Figure 4. 3105 East Marshall Street.



Figure 5. 3105 East Marshall Street west and rear elevations.



Figure 6. 3105 East Marshall Street, side and rear elevation.



Figure 7. 3105 East Marshall Street, rear elevation.



Figure 8. 3101-3113 East Marshall Street.