



Staff Report
City of Richmond, Virginia
Commission of Architectural Review



8. COA-111517-2022	Final Review	Meeting Date: 5/24/2022
Applicant/Petitioner	Jane Dufrane	
Project Description	Construct a new rooftop addition on an existing building.	
Project Location		
Address: 106 Shockoe Slip		
Historic District: Shockoe Slip		
High-Level Details: <ul style="list-style-type: none"> The applicant request permission to construct a rooftop addition to an existing office building constructed circa 1996. While the existing building was constructed in 1996, it is traditional in style, having decorative metal and brick work and a substantial cornice detailing. The new rooftop addition will be a simple, contemporary design that uses similar materials such a metal. The proposed rooftop addition will be minimally visible, as the building is 4-stories and quite tall. The new addition will feature a window curtain wall, transparent railing, and will be clad in metal that visually ties into the existing metal bridge portion of the building it is above. 		
Staff Recommendation	Approval, with Conditions	
Staff Contact	Alex Dandridge, alex.dandridge@rva.gov, (804) 646-6569	
Previous Reviews	None.	
Conditions for Approval	<ul style="list-style-type: none"> Staff recommends that final paint/stain colors be submitted for staff review and approval. Staff recommends that final specification on 	

	exterior light fixtures be submitted for administrative review and approval.
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Staff Analysis

Guideline Reference	Reference Text	Analysis
Standards for New Construction: Commercial, Siting, pg. 52	<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>The new rooftop addition which will be subordinate in size to the existing building.</p> <p>While the proposed addition will be visible from the primary façade, the addition will be a simple, contemporary design that will not detract from the more traditional architectural detailing of the existing building.</p>
Standards for New Construction: Commercial, Form, pg. 52	<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>The existing building features a metal bridge element that connects the two masonry sections of the building, and features large windows and metal work with crossed metal beams, nuts and bolts, meant to resemble the industrial infrastructure in the immediate area.</p> <p>The new addition will be constructed directly above this bridge portion of the building and will have the same width.</p>
Standards for New Construction, 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><i>2. New commercial construction should respect the vertical orientation typical of commercial buildings in Richmond's historic districts.</i></p>	<p>The addition will be approximately 46' in length, 53' in width and 14.5' tall. Staff believes that the addition meets the guidelines by respecting the vertical orientation of the building and having a strong relationship to the bridge massing below.</p> <p>Staff notes that there are buildings of varying heights in the immediate area, most being 3-5 stories tall.</p>
Standards for New Construction: Commercial, Materials and Colors, pg. 53	<p><i>1. Additions should not cover or destroy original architectural elements.</i></p> <p><i>2. Materials used in new construction should be visually compatible with</i></p>	<p>The addition will not cover or destroy original architectural elements.</p> <p>Proposed materials will be visually compatible with the existing building and district. The steel cladding of the addition will be painted green to match the</p>

	<p><i>original materials used throughout the surrounding neighborhood.</i></p> <p><i>3. Paint colors used should be similar to the historically appropriate colors already found in the immediate neighborhood and throughout the larger district (see Painting Section starting on page 60).</i></p> <p><i>4. Vinyl, asphalt, and aluminum siding are not permitted for use in City Old and Historic Districts. Other synthetic siding materials with a smooth, untextured finish may be allowed in limited cases, but approval by the Commission is always required.</i></p> <p><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 minimize their appearance and visual impact on the surrounding district</i></p>	<p>existing building, large windows will be installed within the addition which are compatible with the large windows present in the bridge section of the building.</p> <p>The soffit of the new addition will introduce more contemporary materials like stained tongue and groove wood. <u>Staff recommends that final paint/stain colors be submitted for staff review and approval.</u></p>
Guidelines for Administrative Approval of Light Fixtures, Items Delegated for Staff Review	<p><i>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.</i></p>	<p>Specifications were not submitted on any exterior light fixtures associated with the new addition. <u>Staff recommends that final specification on exterior light fixtures be submitted for administrative review and approval.</u></p>

Figures



Figure 1. Façade photo



Figure 2. View from E. Cary Street

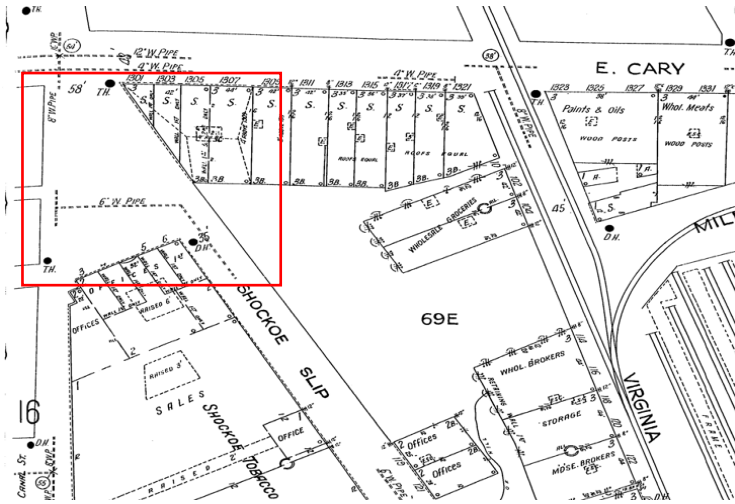


Figure 3. 1924-1925 Sanborn map



Figure 4. Existing Cornice and Brick Detail



Figure 5. Conceptual Rendering of Addition