

7. COA-062062-2019

PUBLIC HEARING DATE

October 22nd, 2019

PROPERTY ADDRESS

3101-3105 East Marshall Street

DISTRICT

St. John's Church

APPLICANT

Datapro Investments, Inc.

STAFF CONTACT

C. Jones

Commission of Architectural Review

STAFF REPORT

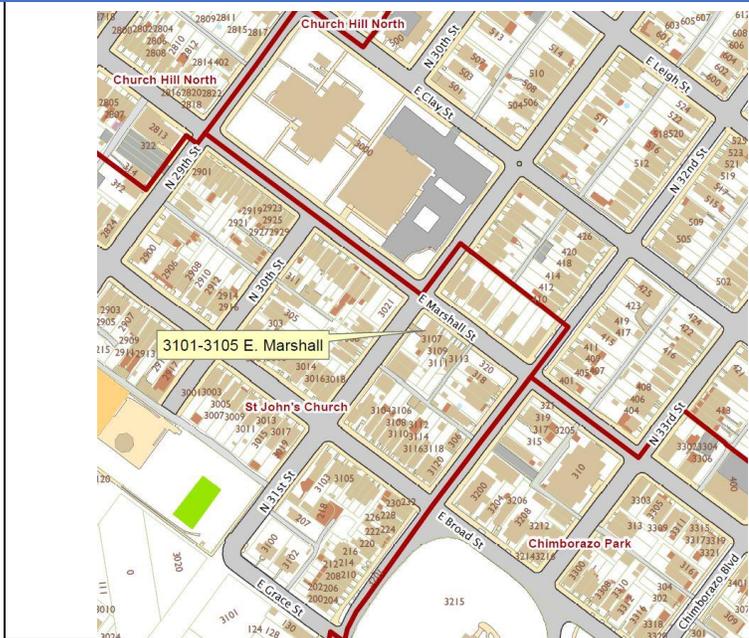


PROJECT DESCRIPTION

Rehabilitate an existing building and construct a rooftop and rear addition; construct a new addition on a vacant lot.

PROJECT DETAILS – 3105 East Marshall Street

- The applicant proposes to renovate an existing 2-story mixed-use building and build a rooftop addition. The renovation will include the removal of masonry in-fill material on the ground floor and the installation of a storefront window system.
- The storefront window system will include a centered door flanked by paired, plate glass windows on either side.
- The rooftop addition will contain one residential unit and a hallway. The addition will be set back from the existing roof line and will be clad in hardiboard 4' by 10' panels and corrugated metal.
- On the rear the applicant proposes to extend the rear wall and add a two-story balcony.



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PROJECT DETAILS – 3101-3103 East Marshall Street

- The applicant also proposes to construct a new 3-story addition onto the west elevation of the existing building. The addition will be connected to the historic building by an internal corridor.
- The new addition will be three stories in height with a shed roof and a mix of fenestration patterns. On the East Marshall Street elevation there will be a recessed entry between the historic building and the new construction. The recessed entry will have large, paired, glass doors with clear glazing on the stories above. Other fenestration on the East Marshall Street addition consists of large storefront windows on the first story and single, 1/1 windows on the upper two stories.
- The North 31st Street elevation repeats the vertical band of doors and windows as on the East Marshall Street elevation. The design of the ground level includes masonry to match the existing historic building and large storefront windows. On the upper two stories there are projecting balconies and 1/1 windows. The materials on the side elevation will be cohesive with the other elevations and will include 4'x10' hardiboard panels and corrugated metal below the cornice line and around the balcony doors.
- The rear elevation will have the 2nd and 3rd stories project over a parking and trash receptacle area and will utilize the same material and fenestration patterns as the front and side elevations.
- Site improvements include five parking spaces and screening composed of composite decking.

This application will require a special use permit (SUP).

DEFER**PREVIOUS REVIEWS**

The Commission conceptually reviewed this application during the August 27, 2019 meeting. In terms of the historic building the Commission asked for more details on the proposed storefront design. The Commission also expressed concerns that the rooftop addition as proposed is too big and visible and overwhelms the existing building and ultimately questioned if a rooftop addition is appropriate for this building. The Commission suggested the addition should be set back from the roof slope.

For the side addition the Commission discussed how this should be viewed as an addition and not new construction since the buildings are connected on the interior. The Commission confirmed that the historic building and the new side addition needed to have a clear distinction with a physical and visual break. The Commission also discussed if the height of the planned new construction is appropriate and expressed concern about the L shape of the proposed addition and how it engulfs the historic building and obscures its architectural features. A number of the Commissioners also expressed concern about the parking on 31st Street and if the screening is appropriate for this location.

The applicant has responded to Commission feedback by reducing the size of the rooftop addition and moving the face of the rooftop addition back from the historic roof. The applicant has also added a projecting balcony on the 2nd and 3rd floors of the rear addition to the historic building.

For the new side addition the applicant has lowered the roof and changed the overall form, and reconfigured the fenestration pattern on the East Marshall Street addition to have a vertical band of recessed windows and to have large storefront windows on the 1st floor and two bays of windows on the upper stories. The North 31st Street elevation now has a more consistent use of materials, a fenestration pattern that matches the East Marshall Street elevation, and larger balconies.

STAFF COMMENTS:

Staff recommends:

- The applicant retain the original form and height of the existing chimneys and parapet
- The applicant not change the roof form of the existing building
- The applicant inset the addition from the side and reduce the depth of the addition in a manner that maintains the overall form, massing, and roof profile of the historic building
- If any openings in the rooftop addition are visible, they be aligned with the existing openings below
- The applicant redesign the openings on North 31st Street to be more consistent with the patterns found in the surrounding area and to create more visual balance on either side of the vertical band of glazing
- Staff recommends against the use of corrugated metal as this is an industrial material and not a material found on mixed-use buildings in the district

Staff requests the applicant submit:

- A dimensioned roof plan and line of sight drawing to determine the overall visibility of the rooftop addition
- Detailed specifications of the new storefront windows and doors
- A context elevation with the heights of the surrounding buildings and the proposed new additions
- The location of the HVAC units including a roof plan indicating the location and visibility of the HVAC equipment.
- Fully dimensioned existing and proposed elevations and floor plans
- A window and door schedule with window sizes and materials indicated.

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-exterior-additions.htm> and presented below.

STAFF ANALYSIS

3105 East Marshall Street – storefront rehabilitation and rooftop addition, and rear balcony

New Construction, Storefront Facades, pg. 49, #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.

The applicant proposes a new storefront that is compatible with the general pattern of historic storefronts and with other storefronts found in the surrounding district. Staff requests the applicant submit detailed specifications of the new storefront windows and doors.

Technical Preservation Briefs #14, New Exterior Additions to Historic Buildings: Preservation Concerns, Rooftop Additions

- A rooftop addition is generally not appropriate for a one, two or three-story building—and often is not appropriate for taller buildings.
- A rooftop addition should be minimally visible.
- 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.
- Generally, a rooftop addition should not be more than one story in height.
- Generally, a rooftop addition is more likely to be compatible on a building that is adjacent to similarly-sized or taller buildings.

The applicant proposes to construct a rooftop addition on top of a 2-story building. The addition will be set back from the roof line of the existing building. In response to Commission and staff feedback, the applicant has moved the face of the addition away from the roofline of the existing building. Staff believes that the rooftop addition will be visible from East Marshall Street and requests a dimensioned roof plan and line of sight drawing to determine the overall visibility of the rooftop 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.

The axiomatic drawings indicate that the chimneys will be retained; however, it appears that they will be built up in order to be taller than the proposed addition. Staff recommends the applicant retain the original form and height of the existing chimneys. It also appears that one of the side walls will be built up to form a parapet wall between the historic building and the new construction. Staff requests that the applicant not change the roof form of the existing building.

Siting, pg. 46

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.

The applicant proposes both a rooftop and rear addition with a 2-story balcony that will extend the roof and wall plane of the existing building. The addition to the historic building will be clad in tan hardieplank lap siding and have 1/1 windows and single glass doors. Staff finds that the rooftop and rear addition are not subordinate to the side and rear elevations of the existing building. Staff recommends the applicant inset the addition from the side and reduce the depth of the addition in a manner that maintains the overall form, massing, and roof profile of the historic building.

Height, Width,

1. New residential construction should

The majority of the buildings in the surrounding area,

Proportion, & Massing, pg. 47	<i>respect the typical height of surrounding residential buildings.</i>	both historic and new construction, are two stories in height with either a shed or side gable roof. Staff finds that the rooftop addition will be taller than the surrounding buildings.
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<i>2. New residential construction should respect the vertical orientation typical of other residential properties in surrounding historic districts.</i>	<u>Staff recommends that if any openings in the rooftop addition are visible, they be aligned with the existing openings below.</u>
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3101-3103 East Marshall Street, new addition

Since the applicants propose to internally connect the historic building and the new construction, staff reviewed the proposed construction at 3101-3103 East Marshall Street as an addition.

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.
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Technical Preservation Briefs #14, New Additions in Densely-Built Environments	<p>Often the site for such an addition is a vacant lot where another building formerly stood. Treating the addition as a separate or infill building may be the best approach when designing an addition that will have the least impact on the historic building and the district. In these instances there may be no need for a direct visual link to the historic building. Height and setback from the street should generally be consistent with those of the historic building and other surrounding buildings in the district. Thus, in most urban commercial areas the addition should not be set back from the façade of the historic building. A tight urban setting may sometimes even accommodate a larger addition if the primary elevation is designed to give the appearance of being several buildings by breaking up the facade into elements that are consistent with the scale of the historic building and adjacent buildings.</p>
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Staff finds the recessed vertical glazing on East Marshall Street helps to separate and differentiate the historic building and proposed side addition. Staff finds that the repetition of this element on the North 31st Street elevation creates an architecturally cohesive design.

Height, Width, Proportion, & Massing, pg. 47, #s1-3	<i>1. New residential construction should respect the typical height of surrounding residential buildings.</i>	<u>The applicant did not provide a context elevation. Staff requests a context elevation with the heights of the surrounding buildings and the proposed new additions be submitted with the next application.</u>
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	<i>2. New residential construction should respect the vertical orientation typical of other residential properties in surrounding historic districts.</i>	The windows on the 2 nd and 3 rd stories are vertically aligned; however they are not aligned with the 1 st story openings.
	<i>3. The cornice height should be compatible with that of adjacent historic buildings.</i>	The proposed cornice line for the addition is a story taller than the neighboring historic building.
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, hardieboard panels, and corrugated metal. <u>Staff recommends against the use of corrugated metal as this is an industrial materials and is not a material found on mixed-use buildings in the district.</u>
New Construction, Doors and Windows, pg. 49 #3	<i>3. 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>	Staff finds that paired sliding glass doors are not a feature found in the district. Staff recommends the applicant redesign the openings on North 31 st Street to be more consistent with the patterns found in the surrounding area and to create visual balance on either side of the band of vertical glazing.
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>	The applicant proposes a consistent material palette for the façade and side elevations.
Materials and Colors, pg. 47, #2	<i>2. Materials used in new residential construction should be visually compatible with original materials used throughout the district.</i>	Staff requests the applicant submit a window and door schedule with window sizes and materials indicated.
New Construction, Porches and Porch Details, pg. 49, #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 upper two stories of the North 31 st Street elevation.
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>	Staff requests additional information about the proposed screening of the parking and trash enclosure area on North 31 st Street.
Mechanical Equipment, pg. 68	<i>The visual impact of new mechanical equipment should be minimized to protect the historic character of the district.</i>	The applicant has indicated to staff that the HVAC equipment will be located on the roof of the historic building. Staff requests information about the proposed location of the HVAC units be included in a revised application, including a roof plan indicating the location and visibility of the rooftop HVAC equipment.

FIGURES



Figure 1. 3105 East Marshall Street, ca. 1957

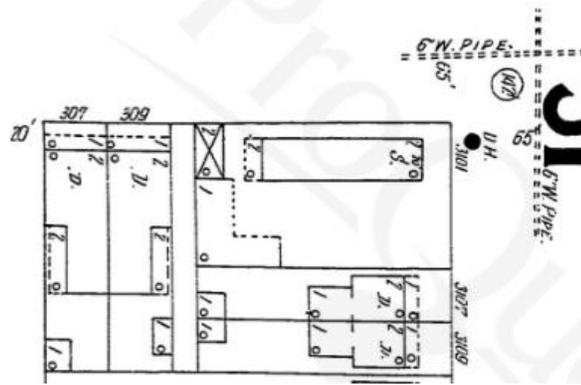


Figure 2. 3101 East Marshall Street, 1905 Sanborn map

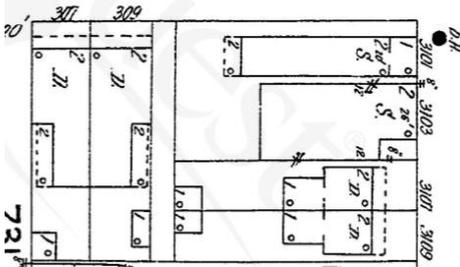


Figure 3. 3101, and 3103-3105 East Marshall Street, 1925 Sanborn map.



Figure 4. 3105 East Marshall Street.



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



Figure 6. 3105 East Marshall Street, rear elevation.



Figure 7. 3105 East Marshall Street, side and rear elevation.



Figure 8. 3101-3113 East Marshall Street.