

2. COA-060555-2019

PUBLIC HEARING DATE

September 24th, 2019

PROPERTY ADDRESS

14 West Duval Street

DISTRICT

Sixth Mount Zion Church

APPLICANT

Sixth Mount Zion Baptist Church

STAFF CONTACT

C. Jones

Commission of Architectural Review

STAFF REPORT

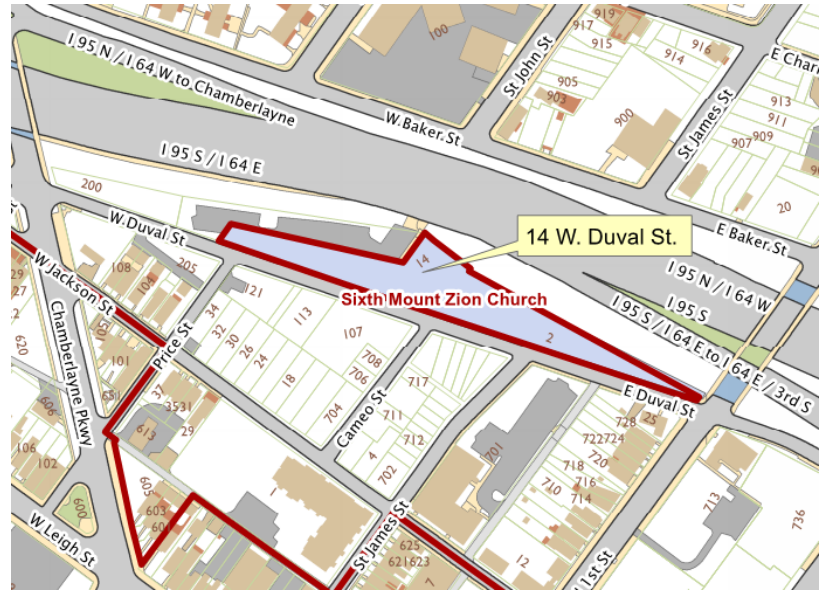


PROJECT DESCRIPTION

Demolish two attached sheds and make exterior repairs.

PROJECT DETAILS

- The applicant proposes to rehabilitate the Sixth Mount Zion Baptist Church, a ca. 1887 Romanesque Revival building built by George Boyd. In 1925 the exterior of the church was renovated based on designs by Charles T. Russell, a prominent African-American architect, and builder I. Lincoln Bailey.
- The proposed exterior renovation includes repairing and repointing the masonry, removing abandoned utility lines and the voids filled with brick and mortar, and repair of the existing windows.
- All exterior repairs will be performed in conformance with the applicable National Park Service Technical Preservation Briefs.
- The applicant also proposes to remove the modern CMU sheds attached to the building, and repair the missing masonry.



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STAFF RECOMMENDATION

APPROVE WITH CONDITIONS

PREVIOUS REVIEWS

The Commission has not previously reviewed this application. DHR has approved the application for rehabilitation tax credits.

STAFF RECOMMENDATIONS

- Any additional conditions imposed by the Virginia Department of Historic Resources and/or the National Park Service be submitted for administrative review and approval.

STAFF ANALYSIS

The Secretary of the Interior Standards for Rehabilitation, pg. 5, #6

Deteriorated historic features shall be repaired rather than replaced. When the severity of deterioration requires replacement or a distinctive feature, the new feature shall match the old in design, color, texture and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical or pictorial evidence.

The applicant proposes repair and minimal replacement of the exterior materials. Staff finds that this is consistent with the Secretary of the Interior Standards for Rehabilitation.

Sec. 30-930.7. Standards and guidelines, Standards for demolition.

The commission of architectural review shall not issue a certificate of appropriateness for demolition of any building or structure within an old and historic district, unless the applicant can show that there are no feasible alternatives to demolition. The demolition of any building deemed by the commission to be not a part of the historic character of an old and historic district shall be permitted. The demolition of any building that has deteriorated beyond the point of being feasibly rehabilitated is permissible, where the applicant can satisfy the commission as to the infeasibility of rehabilitation.

The applicant proposes to demolish two attached sheds. DHR has approved the removal of the sheds. Staff believes that the sheds do not contribute to the historic character of the building and recommends approval of their demolition.

Once the sheds are removed, the applicant proposes to restore the windows based on the pattern and design of the existing windows. Staff finds this is consistent with the Secretary of the Interior Standards for Rehabilitation.

It is the assessment of staff that, with the conditions above, the application is consistent with the Standards for Rehabilitation and New Construction outlined in Section 30-930.7 (b) and (c) of the City Code, as well as with the Richmond Old and Historic Districts Handbook and Design Review Guidelines, specifically the pages cited above, adopted by the Commission for review of Certificates of Appropriateness under the same section of the code.

FIGURES



Figure 1. Sixth Mount Zion Baptist Church.



Figure 2. Sixth Mount Zion Baptist Church, east elevation.



Figure 3. Existing sheds to be removed.