

5. COA-084207-2020

PUBLIC HEARING DATE

January 26, 2021

PROPERTY ADDRESS

1520 West Main Street

DISTRICT

Stonewall Jackson School

APPLICANT

1520 W Main Street, LLC

STAFF CONTACT

C. Jeffries

Commission of Architectural Review

STAFF REPORT

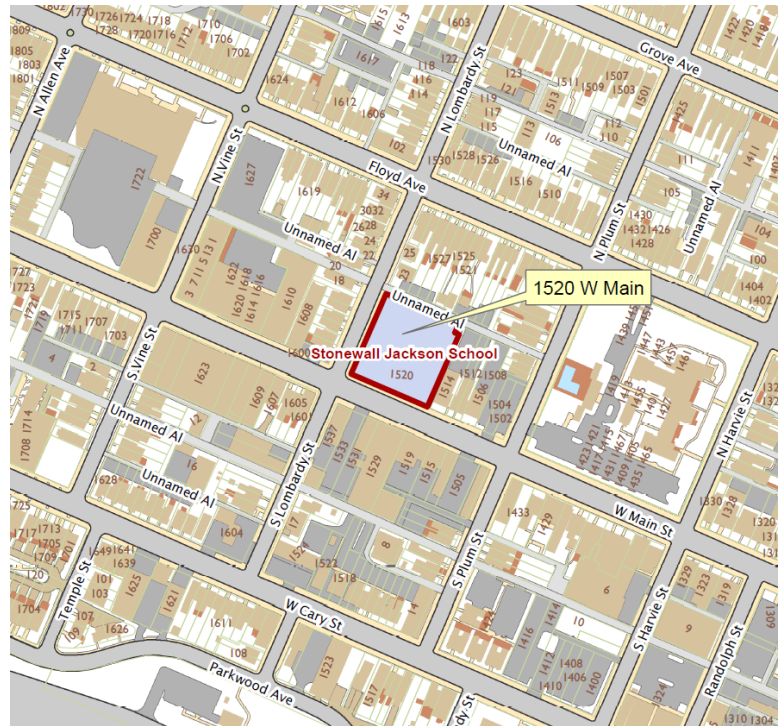


PROJECT DESCRIPTION

Renovate a historic school and insert roof dormers.

PROJECT DETAILS

- The applicant proposes to make alterations to an existing historic school building on West Main Street.
- The former Stonewall Jackson School is an individually listed City Old and Historic District. The building is a 2-story brick Italianate school building constructed in 1886-1887.
- The applicant proposes to install skylights and dormer windows on the rear roof slopes.
- Other site improvements are proposed to facilitate the conversion of the property to residential use.
- The applicant has also applied to the Department of Historic Resources for rehabilitation tax credits but the project has not yet received Part II approval.



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STAFF RECOMMENDATION

APPROVE WITH CONDITIONS

PREVIOUS REVIEWS

None.

STAFF RECOMMENDED CONDITIONS

- Additional information regarding any alterations to the door opening for the fire escape on the west elevation be submitted to staff for administrative approval.
- Details for the proposed bike shelter and dumpster screening be submitted to staff for administrative review and approval.
- The work be performed in conformance with the Part II Tax Credit application approval and conditions; and any additional conditions subsequently imposed by DHR or the National Park Service be provided to staff for administrative review and approval.

STAFF ANALYSIS

Roofs #4, pg. 66

4. New elements such as vents or skylights should not be added to the front façade of a

The proposed dormer windows are on the rear slope of the building and are not visible from

	<i>roof. These elements should be located in roof areas hidden from primary views.</i>	the public right of way. There are skylights proposed for the front slopes of the building; however, due to the profile of the skylights, the low slope of the roof, and the height of the building, staff believes the skylights will not be visible from the surrounding area.
Standards for Rehabilitation #9, pg. 59	<i>9. Do not remove or radically alter fundamental architectural features such as windows, roofs or porches.</i>	The plans note that an existing opening which has been converted to a door to access the fire escape may require widening. <u>Staff recommends additional information regarding any alterations to this opening be submitted to staff for administrative approval.</u>
HVAC Equipment #3, pg. 68	<i>HVAC equipment on the ground should be appropriately screened with fencing or vegetation.</i>	There are existing HVAC units around the base of the building. The proposed screening of metal fences is consistent with the existing screening for the units.
New Construction, Residential Outbuildings #1, pg. 51	<i>1. Outbuildings, including garages, sheds, gazebos and other auxiliary structures, should be compatible with the design of the primary building on the site, including roof slope and materials selection.</i>	The site plan states that a bike shelter and screened dumpster will be added to the rear of the property. <u>Staff recommends details for the proposed bike shelter and dumpster screening be submitted to staff for administrative approval.</u>
Standards for Rehabilitation, pg. 4	<i>The most widely-used standards and guidelines in the United States for the rehabilitation of historic structures and new construction in historic districts are The Secretary of the Interior's Standards For Rehabilitation and Guidelines for Rehabilitating Historic Buildings.</i>	The application indicates that the project is pursuing Rehabilitation Tax Credits. <u>Staff recommends the work be performed in conformance with the Part II Tax Credit application approval and conditions; and any additional conditions subsequently imposed by DHR or the National Park Service be provided to staff for administrative review and approval.</u>

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. View of building from West Main Street



Figure 2. View of building from South Lombardy Street



Figure 3. View of rear elevations from the alley



Figure 4. Modified opening to the fire escape, west elevation