

16. COA-048381-2019

PUBLIC HEARING DATE

February 26, 2019

PROPERTY ADDRESS

14 1/2 West Leigh Street

DISTRICT

Jackson Ward

APPLICANT

14 1/2 West Leigh Street, LLC

STAFF CONTACT

C. Jones

Commission of
Architectural Review

STAFF REPORT



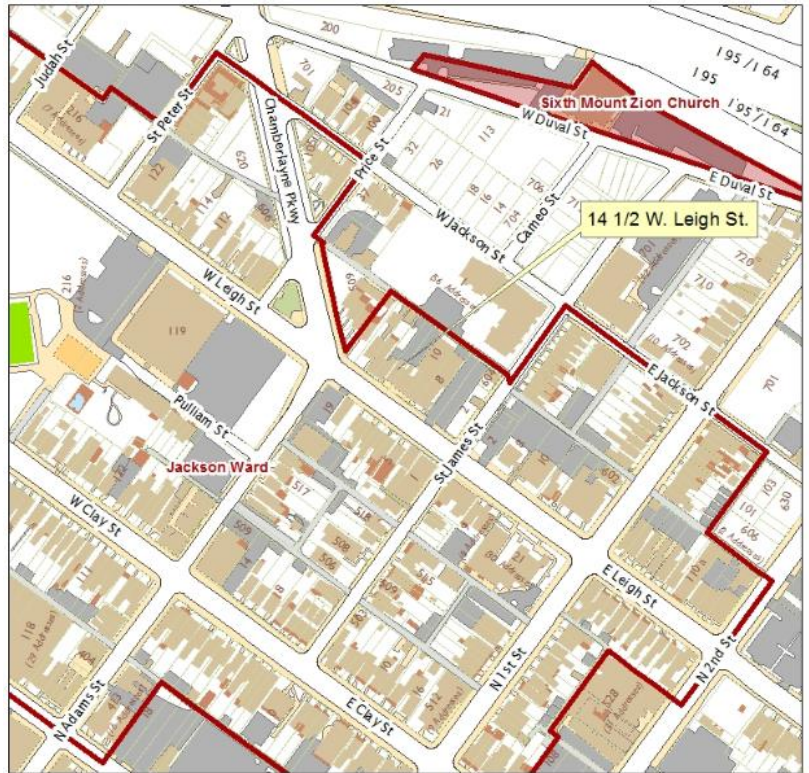
PROJECT DESCRIPTION

Rehabilitate an existing building; demolish rear section and reconstruct front porch.

PROJECT DETAILS

- The applicant proposes to rehabilitate the existing building. The project is receiving historic tax credits.
- On the front façade the applicant proposes to reconstruct the failing masonry wall, rebuild the front porch, install a new half-light door with side light and transom, and install new one-over-one windows with a transom on the first floor. On the second floor the applicant proposes to install new one-over-one metal clad wood windows.
- The new porch will have a metal, standing seam roof, four wood columns, and a concrete floor.
- On the rear, the applicant proposes to demolish a rear section, close an existing door opening on the second floor, and enlarge the size of an existing window opening.

Staff has reviewed this application with the applicant and has shared recently discovered historic photographs referenced in the analysis presented below.



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STAFF RECOMMENDATION

Partial approval with conditions

PREVIOUS REVIEWS

The Commission has not previously reviewed this application.

STAFF RECOMMENDATIONS

- The windows on the front facade be arched, not squared, and submitted to staff for review and approval.
- Denial of the proposed round columns and standing seam metal roof. Staff recommends the applicant submit a revised column design for administrative review and approval. Staff also recommends the applicant use a flat lock or a dark TPO roof for the porch.
- Denial of the proposed demolition of the rear section and revised elevations that account for the second story door.
- The applicant submit a site plan with the location of the proposed HVAC system and any proposed site improvements for review and approval.
- Any additional conditions imposed by the Virginia Department of Historic Resources and/or the National

STAFF ANALYSIS

Building Elements, Windows, pg. 69, #s5, 7

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

7. Windows should only be replaced when they are missing or beyond repair. Any reconstruction should be based on physical evidence or photo documentation.

The *Guidelines* indicate that original openings should be maintained. The applicant proposes to install an aluminum clad wood, two-over-two window in the existing openings. The applicant has provided window specifications with the application and staff believes that the proposed windows meet the *Guidelines*. Staff recommends the windows on the front facade be arched, not squared, and submitted to staff for review and approval.

Building Elements, Porches, Entrances, and Doors, pg. 71#5

5. The entire porch should only be replaced if it is too deteriorated to repair or is completely missing; replacements should match the original as much as possible.

The applicant proposes to reconstruct the missing porch. The proposed new porch will have a standing seam metal roof supported by four simplified Tuscan columns. Staff found a historic photograph which indicates the original porch had thick square columns, with a simple capital and base. Staff recommends denial of the proposed round columns and standing seam metal roof. Staff recommends that the applicant submit a revised column design for administrative review and approval and utilize a flat lock or a dark TPO roof.

Secretary of the Interior Standards for Rehabilitation, pg. 4-5, #s,4, 9

4. Most properties change over time; those changes that have acquired historic significance in their own right shall be preserved.

9. New additions, exterior alterations or related new construction shall not destroy historic materials that characterize the property.

The applicant proposes to remove a section at the rear of the building. Staff has found Sanborn maps dating from 1905-1952 that show a rear two-story addition and staff believes that if this section is not original to the building it has gained significance in its right. Staff recommends denial of the demolition of the rear section. Staff also notes the plans do not show an existing second story door and staff requests the applicant provide revised elevations that account for this opening.

Paint, Historic Masonry, pg. 63, #s2-3

2) Review is required if you wish to change the color of painted brick.

3) Colors associated with the colors of natural brick are strongly encouraged and are preferable to less appropriate colors (white, green, blue, etc.).

The applicant proposes to paint the previously painted masonry exterior of the building Roycroft Red (SW 2839), the trim and windows Classic Light Buff (SW0050), and the doors Caviar (SW 6990). These colors are all colors found in the palette for masonry buildings and staff finds that they are an appropriate selection for this building.

Site Improvements, Landscaping, pg. 77, #s10-11

10. For existing buildings, the development of front yard hardscaped areas, where such elements did not exist historically, are discouraged.

11. In instances where physical or documentary evidence does not exist, the proposed front yard landscaped area should

The applicant proposes to remove the concrete pad at the front of the building. Staff finds that this is likely not a historic element to the site and supports its removal. Staff requests that any new landscaping be compatible in design and materials as the nearby buildings at 16 and 18 West Leigh Street.

be compatible in design, materials, and location, and should look to precedent on the block face or the block face opposite, or within the district, but not outside the district.

Mechanical Equipment, HVAC, pg. 68

- 1. New units should be placed in side or rear yards so as to minimize their visual impact. Side yard units should be located as far away from the front of the building as possible.*
 - 2. Rooftop units should be located so that they are minimally visible from the public right-of-way, and screening should be considered.*
 - 3. HVAC equipment on the ground should be appropriately screened with fencing or vegetation.*
 - 4. Exhaust vents or fans should be installed where their visibility is minimized and with the least impact on historic materials.*
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The applicant has not submitted information about the proposed location of the HVAC system or any kitchen or bathroom exhaust fans. Staff recommends the applicant submit a site plan with the location of the proposed HVAC system for review and approval.

Parking Lots, pg. 77

If developed without regard to their visual impact, parking lots can detract from historic structures and the Districts' streetscapes. While their use and location is regulated by the City Zoning Ordinance, the Commission is authorized to require that both the placement and screening of these paved areas be designed in such a way as to have a minimal impact on their surroundings.

Staff has observed a parking area located to the rear of the building and indication of a parking lot on the applicant's site plan. Staff requests the applicant supply a site plan with any proposed site improvements to staff for review and approval.

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

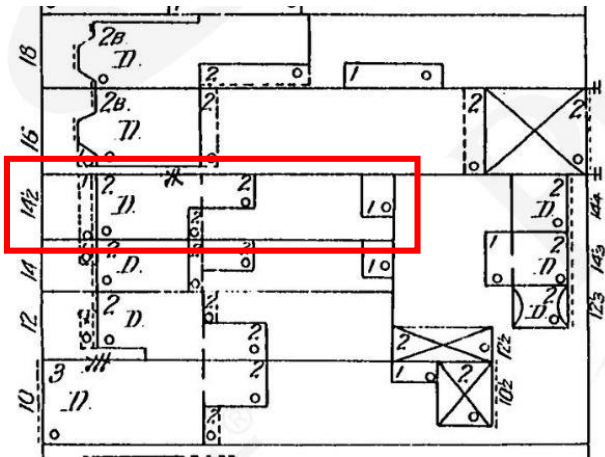


Figure 1. Sanborn Map, 1905.

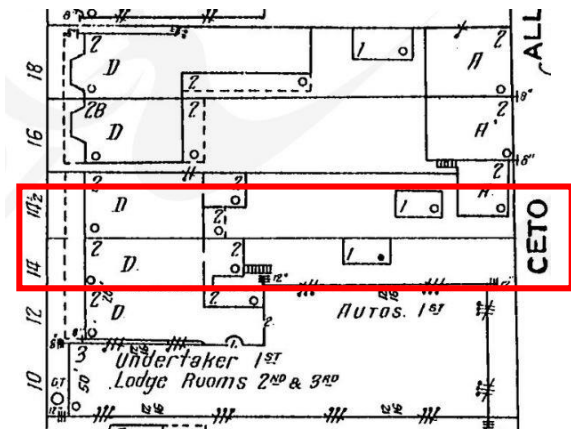


Figure 2. Sanborn Map, 1925-1952.



Figure 3. 14 1/2 West Leigh Street, ca. 1940.



Figure 4. 14 1/2 West Leigh Street, current conditions.



Figure 5. 14 1/2 West Leigh Street, rear elevation, current conditions.