

3. COA-057059-2019

PUBLIC HEARING DATE

July 23, 2019

PROPERTY ADDRESS

920 North 25th Street

DISTRICT

Union Hill

Commission of Architectural Review

STAFF REPORT



APPLICANT

R. & M. Park

STAFF CONTACT

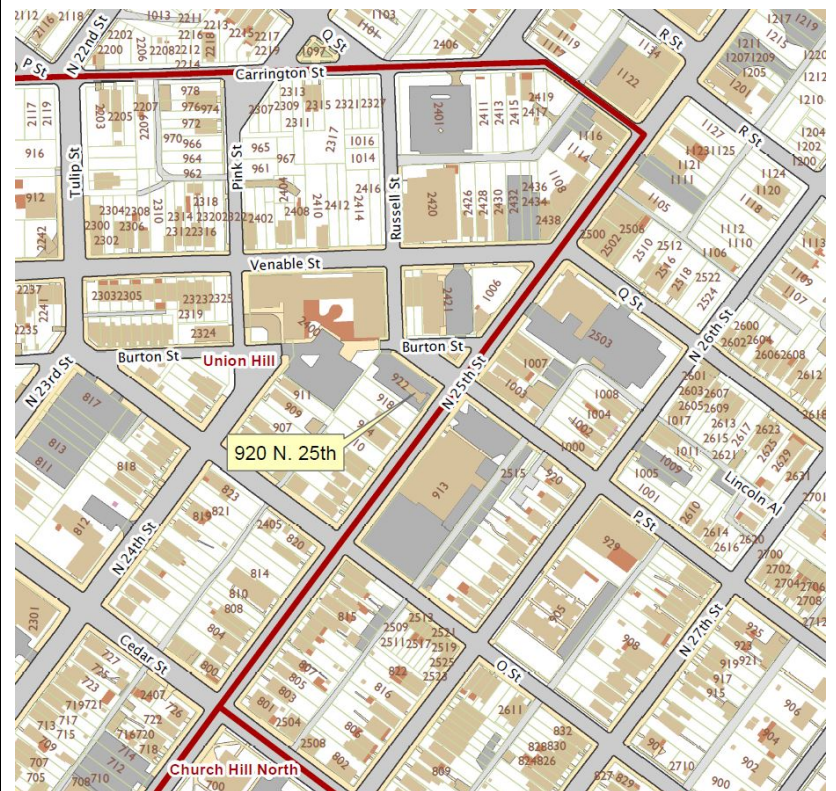
C. Jeffries

PROJECT DESCRIPTION

Rehabilitate an existing masonry building.

PROJECT DETAILS

- The applicant request approval to rehabilitate an existing masonry building built in 2007 in the Union Hill City Old and Historic District.
- The building was constructed for a fast food restaurant but has been vacant for several years.
- The applicant is proposing to paint the exterior masonry and enlarge the existing window openings by lowering the sills to the ground and installing new windows and doors.
- Improvements to the landscape are also proposed, including repairing and painting a CMU wall, removing a dumpster enclosure, and adding gravel to the front of the building.



The City of Richmond assumes no liability either for any errors, omissions, or inaccuracies in the information provided regardless of the cause of such or for any decision made, action taken, or action not taken by the user in reliance upon any maps or information provided herein.

STAFF RECOMMENDATION

APPROVE WITH CONDITIONS

PREVIOUS REVIEWS

None.

STAFF RECOMMENDED CONDITIONS

- The building be painted a neutral color.
- The following information be submitted for administrative review and approval:
 - Final paint selections
 - Window and door specifications
 - Additional information on any new dumpster screening

STAFF ANALYSIS

Paint, pg. 62	<i>Colors not found on the palette must be reviewed by staff on a case-by-case basis.</i>	The applicant proposes to paint the CMU block. Though a paint color was not indicated, the rendering shows a neutral color. As the paint palette does not address the building material or style of the existing non-historic building, <u>staff recommends it be painted a neutral color, and final paint selections should be submitted to staff for administrative approval.</u>
Landscaping, pg. 77 #11	<i>In instances where physical or documentary evidence does not exist, the proposed front yard landscaped area should 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. By following this guidance, in some circumstances, permission for new front yard seating areas may be granted. Suitable design, materials, and location will vary by district. In any event, the non-historical over-development of front yards should be avoided.</i>	The applicant is proposing to add a gravel garden along the front of the building, between the building and the sidewalk. The area is currently paved with concrete. Staff finds that the proposed gravel area is consistent with the existing landscaping and with commercial construction and <u>recommends approval.</u>
Windows, pg. 69 #8	<i>Changes to existing windows or the addition of new windows along a secondary elevation will be considered by the Commission on a case-by-case basis.</i>	Though the proposed changes to the openings are visible from the North 25 th Street, the existing building is contemporary construction that is not consistent with historic commercial building patterns found throughout the district. The proposed enlargement of the openings by lowering the sills to the ground level is consistent with large, storefront windows. As material specifications for the new windows and doors were not provided, <u>staff recommends window and door specifications be submitted to staff for administrative review and approval.</u>
Fences & Walls, pg. 78 # 8	<i>Chain-link fences, split-rail fences and concrete block walls are not appropriate in any City Old and Historic District. There may be isolated cases where these materials would be allowed for use in rear yards, but Commission approval would be the exception and not the rule.</i>	As the existing CMU wall is not appropriate for the historic district, <u>staff recommends approval of the demolition of the dumpster enclosure.</u>
Materials & Colors, pg. 53 #6	<i>For larger-scale projects that involve communal garbage collection (such as dumpsters or other large collection device), these garbage receptacles should be located away from the primary elevation or elevations of the building (preferably to the rear) and screened from view.</i>	If a commercial use is proposed for the property it is likely that a dumpster will be required. As the existing dumpster enclosure is being removed, <u>staff recommends additional information on any new dumpster screening be submitted 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. Façade



Figure 2. CMU dumpster enclosure



Figure 3. North elevation