

4. COA-055424-2019

PUBLIC HEARING DATE

June 25, 2019

PROPERTY ADDRESS

2306 East Leigh Street

DISTRICT

Union Hill

APPLICANT

E. Nall

STAFF CONTACT

C. Jones

Commission of Architectural Review

STAFF REPORT



PROJECT DESCRIPTION

Rehabilitate an existing building with a new storefront, windows, roof, and exterior paint; and demolish an existing shed.

PROJECT DETAILS

- The applicant proposes to rehabilitate an existing ca. 1905 Italianate-style commercial building with a new storefront system, new windows on the side elevation, a new roof, and new exterior paint.
- The applicant also proposes to demolish an existing shed to the rear of the building.
- The new storefront is based on a photograph from the 1920s and will have a three-part configuration with a central door flanked by large windows. A new door will also be installed next to the storefront to access the second floor.
- The applicant proposes to remove the brick infill on the side elevations and install new windows.
- Other proposed work includes repair and replacement, if necessary, of the upper and lower cornices and cleaning, repointing and painting the brick body of the building.



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Proposed paint colors are: Colonial Revival Grey (SW 2832) for the masonry and stone headers and sills, Cascades (SW 7632) for the window trim, cornice and fascia, storefront, and pilasters, with pearly grey (SW 0052) accents. The doors will be black.

STAFF RECOMMENDATION

APPROVE WITH CONDITIONS

PREVIOUS REVIEWS

The Commission has not previously reviewed this application

STAFF RECOMMENDED CONDITIONS

- Any proposed signage be submitted to staff for review and approval
- The final window specifications be submitted to staff for review and approval
- The applicant submit a natural brick color for the masonry for staff review and approval

STAFF ANALYSIS

The Secretary of the Interior Standards For

Deteriorated historic features shall be repaired rather than replaced. When the severity of deterioration requires

The applicant has provided an historic photograph from the 1920s which shows the building originally had a three-part storefront

Rehabilitation, pg. 5, #6	<i>replacement of 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.</i>	configuration and a side door. Staff finds the proposed storefront design is in keeping with the historic design for commercial buildings in the district and with the documentary evidence provided by the applicant.
New Construction, Storefront Facades, pg. 49, #1	<i>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.</i>	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. <u>Staff recommends approval of the new storefront windows and doors.</u>
Standards for Rehabilitation, Commercial Construction, pg. 58	<i>2. Retain all original building elements and repair as needed; replace in-kind only if necessary.</i>	The applicant proposes to repair, and replace as necessary, all existing exterior details.
Windows, pg. 69	<i>5. Original masonry openings for doors and windows should be maintained. Infilling original masonry openings is strongly discouraged.</i>	The applicant proposes to remove the wood covering the side elevation windows and install new wood, one-over-one windows. <u>Staff recommends approval of re-opening the covered windows and the installation of new one-over-one wood windows with the condition that the final window specifications be submitted to staff for review and approval.</u>
Standards for Demolition, pg. 82, #2	<i>The Commission shall approve requests for demolition when: a building or structure is deemed not to be a contributing part of the historic character of the Old and Historic District.</i>	Staff does not believe the shed is a contributing part of the historic character of Union Hill and recommends approval of the shed demolition request.
Mechanical Equipment, HVAC Equipment, pg. 68	<i>2. Rooftop units should be located so that they are minimally visible, and screening should be considered.</i>	The applicant intends to install rooftop mechanical equipment to ventilate the commercial space. <u>Staff requests a line of sight drawing be submitted and that if the rooftop equipment is visible the applicant install screening.</u>
Standards for Signage, pg. 73	<i>Designs for signs in City Old and Historic Districts should reflect the pedestrian scale of the District. Signs within a District should be modest in size and addressed to pedestrians and slower vehicular traffic and...should use appropriate materials. Special consideration should also be paid to placement, lighting and installation of these signs.</i>	The applicant has indicated the first story of the building will be used as a commercial space. <u>Staff recommends that any proposed signage be submitted to staff for review and approval.</u>
Paint, Historic Masonry, pg. 63 #3	<i>Colors associated with the colors of natural brick are strongly encouraged and are preferable to less appropriate colors (white, green, blue, etc.).</i>	The applicant proposes to paint the already painted masonry of the Italianate building in Colonial Revival Grey (SW 2832). Staff finds that this is not in keeping with the paint guidelines and <u>recommends the applicant submit a natural brick color for review and</u>

approval. Staff finds the neutral choices for the cornice and trim details to be in keeping with the paint guidelines.

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. Assessor's photograph, ca. 1923-1956.



Figure 2. 2306 East Leigh Street.



Figure 3. 2306 East Leigh Street, side elevation.



Figure 4. 2306 East Leigh Street, rear elevation.