



Commission of Architectural Review SUBMISSION APPLICATION

City of Richmond, Room 510 – City Hall
900 East Broad Street, Richmond, Virginia 23219
PHONE: (804) 646-6335 FAX: (804) 646-5789

12 COPIES OF SUPPORTING DOCUMENTATION ARE REQUIRED FOR PROCESSING YOUR SUBMISSION

LOCATION OF WORK: 119 East Leigh Street Richmond, Virginia 23220 DATE: 10/27/2014
OWNER'S NAME: 119 Leigh LP TEL NO.: 757-286-0772
AND ADDRESS: 927 Hull Street EMAIL: hh@thehansonco.com
CITY, STATE AND ZIPCODE: Richmond, Virginia 23224

ARCHITECT/CONTRACTOR'S NAME: Walter Park's Architect TEL. NO.: 804-644-4761
AND ADDRESS: 313 N. Adams Street EMAIL: allen@wparks.com
CITY, STATE AND ZIPCODE: Richmond, Virginia 23220

Would you like to receive your staff report via email? **Yes**

REQUEST FOR CONCEPTUAL REVIEW

I hereby request Conceptual Review under the provisions of Chapter 114, Article IX, Division 4, Section 114-930.6(d) of the Richmond City Code for the proposal outlined below in accordance with materials accompanying this application. I understand that conceptual review is advisory only.

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

I hereby make application for the issuance of a certificate under the provisions of Chapter 114, Article IX, Division 4 (Old and Historic Districts) of the Richmond City Code for the proposal outlined below in accordance with plans and specifications accompanying this application.

DETAILED DESCRIPTION OF PROPOSED WORK (Required):

STATE HOW THE DESIGN REVIEW GUIDELINES INFORM THE DESIGN OF THE WORK

PROPOSED. (Include additional sheets of description if necessary, and **12 copies** of artwork helpful in describing the project. The 12 copies are not required if the project is being reviewed for an administrative approval. See *instruction sheet for requirements.*)

Renovation to 119 East Leigh Street w/ improvements/restoration to the exterior, Per attached Historic Tax credit Part 2 documents. ...

Signature of Owner or Authorized Agent: X  (AGENT)
Name of Owner or Authorized Agent (please print legibly): HANNIBAL HASAH (AGENT)

(Space below for staff use only)

Received by Commission Secretary
RECEIVED
DATE _____

APPLICATION NO. _____
SCHEDULED FOR _____

OCT 29 2014

4:29

Renovation of 119 E. Leigh Street

119 E. Leigh Street, Richmond, VA,



Renovation of 119 E. Leigh Street

119 E. Leigh Street, Richmond, VA,

Historic Set

REVISIONS	
TAG	DATE

SHEET LIST

SHEET	NAME
A.0	COVER
A.101	GENERAL INFO
D.201	DEMOLITION PLANS
A.201	BASEMENT PLAN
A.202	FIRST FLOOR PLAN
A.203	SECOND FLOOR PLAN
A.301	ELEVATIONS
A.401	SECTIONS
A.501	KITCHEN/BATH DETAILS
A.601	REFLECTED CEILING ...

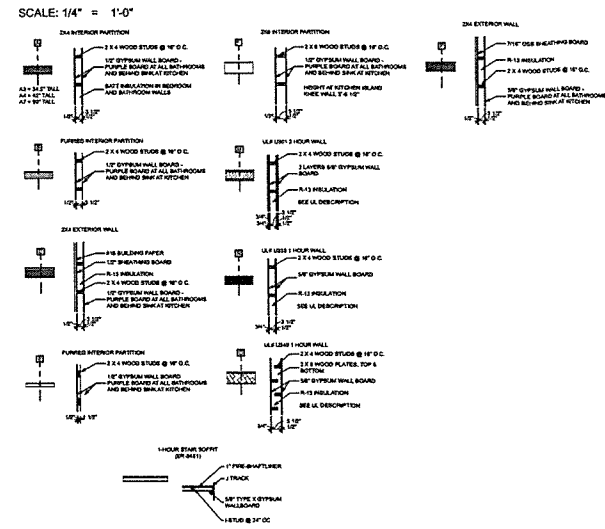
walter PARKS
ARCHITECT

313 N. ADAMS STREET
RICHMOND, VIRGINIA 23220
t: 644-4781 / f: 644-4783

PROJECT #: 13.15
DATE: 9/9/14

COVER
A.0

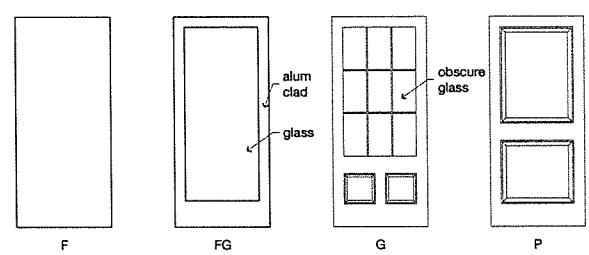
CONSTRUCTION TYPES



DOOR SCHEDULE									
DOOR	SIZE			TYPE	MATERIAL	FRAME MATERIAL	LOCKSET	FIRE RATING	NOTES
	WIDTH	HEIGHT	THICKNESS						
11	2'-6"	6'-8"	0'-1 3/8"	P	WD FIBER	WD	PRIVACY	---	MASONITE SAFE 'N SOUND
12	4'-2"	6'-8"	0'-1 3/8"	P	WD FIBER	WD	PASSAGE	---	MASONITE SAFE 'N SOUND
13	2'-0"	6'-8"	0'-1 3/8"	FG	WD/GLASS	WD	PUSH PULL	---	PANIC HARDWARE
15	3'-0"	6'-8"	0'-1 3/4"	F	WD	WD	PUSH PULL	---	CLOSER
16	2'-6"	6'-8"	0'-1 3/8"	P	WD FIBER	WD	PRIVACY	---	MASONITE SAFE 'N SOUND
17	3'-0"	6'-8"	0'-1 3/4"	F	WD FIBER	WD	STOREROOM	---	MASONITE SAFE 'N SOUND
18	2'-6"	6'-8"	0'-1 3/4"	P	WD FIBER	WD	PUSH PULL	---	MASONITE SAFE 'N SOUND, CLOSER
19	3'-0"	6'-8"	0'-1 3/4"	FG	ALUMGL	ALUM	ENTRY	---	TRANSOM & SIDELIGHTS
20	2'-6"	6'-8"	0'-1 1/4"	---	---	WD	PRIVACY	---	EXIST DOOR - REFURBISH & REGLAZE W/ OBSCURE GLASS
E	3'-0"	6'-8"	0'-1 3/4"	HG	WD/GLASS	WD	PRIVACY	---	EXIST DOOR - PROVIDE PANIC HARDWARE
EE	3'-0"	7'-0"	0'-1 3/4"	---	---	---	---	---	EXIST DOOR - PROVIDE PANIC HARDWARE
EEE	2'-6"	6'-4"	0'-1 3/4"	---	---	---	---	---	EXIST DOOR - PROVIDE PANIC HARDWARE

- PROVIDE LEVER HANDSET AT TOILET ROOMS
- ALL EGRESS DOORS TO HAVE PANIC HARDWARE
- CONTRACTOR TO VERIFY ALL DOOR JAMB DEPTH
- MEANS OF EGRESS DOORS SHALL NOT HAVE A WIDTH LESS THAN 32" MEASURED BETWEEN FACE OF DOOR AND THE STOP WITH THE DOOR OPENED AT 90 DEGREES.

DOOR TYPES



WINDOW SCHEDULE					
MARK	SIZE		TYPE	MATL	NOTES
	WIDTH	HEIGHT			
A	2'-10 1/2"	6'-7"	DBL HUNG	ALUM CLAD	NEW DOUBLE HUNG ALUMINUM CLAD WINDOW IN EXISTING OPENING. OPENING TO BE FIELD VERIFIED

- NOTES:
 1. BRICK SILL AND ARCH TO REMAIN, TO MATCH EXISTING WINDOW CONDITION. SEE ELEVATION FOR MULLION PATTERN

FINISH SCHEDULE									
ROOM NAME	FLOORS	TRIM		WALLS			CEILING	BEAMS	NOTES
		BASE	DOOR	GYPSUM	PLASTER	BRICK			
UNIT A									
BATH	CT	CT	PAINTED HOLLOW CORE	PAINT	PAINT	SEAL UNPAINTED OR REPAINT PAINTED	PAINT	PAINT	
KITCHEN	CT	CT	---	PAINT	PAINT		PAINT	PAINT	
LIVING	EXIST WOOD	PAINTED WOOD	---	PAINT	PAINT		PAINT	PAINT	REFINISH EXIST HARDWOOD FLOORING
BEDROOM	EXIST WOOD	PAINTED WOOD	PAINTED HOLLOW CORE	PAINT	PAINT		PAINT	PAINT	REFINISH EXIST HARDWOOD FLOORING
CLOSET	EXIST WOOD	PAINTED WOOD	PAINTED HOLLOW CORE	PAINT	PAINT		PAINT	PAINT	REFINISH EXIST HARDWOOD FLOORING
UNIT B									
BATH	CT	CT	PAINTED HOLLOW CORE	PAINT	PAINT	SEAL UNPAINTED OR REPAINT PAINTED	PAINT	PAINT	
KITCHEN	CT	CT	---	PAINT	PAINT		PAINT	PAINT	
LIVING	HARDWOOD	PAINTED WOOD	---	PAINT	PAINT		PAINT	PAINT	
BEDROOM	CARPET	PAINTED WOOD	PAINTED HOLLOW CORE	PAINT	PAINT		PAINT	PAINT	
CLOSET	CARPET	PAINTED WOOD	PAINTED HOLLOW CORE	PAINT	PAINT		PAINT	PAINT	

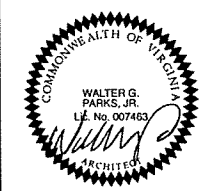
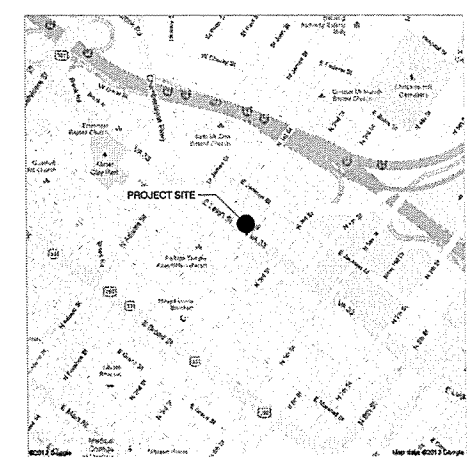
GENERAL NOTES

- Contractors responsible for state and local code compliance.
- Contractors to verify all dimensions and site conditions. Report any discrepancies to architect prior to beginning construction.
- Do not scale drawings.
- All wood in contact with concrete slabs or within 8" of a door shall be treated.
- All fixed glass within 18" of the floor or within 24" of a door shall be tempered.
- Contractor to caulk all gaps between dissimilar materials in order to insure the buildings are weather tight.
- Provide supplementary support and/or framing for all lighting fixtures, ceilings, and walls, etc.
- General contractor to coordinate all electrical work with architect prior to installation.
- Floor, wall, and ceiling finishes shall extend over, under or behind any item of equipment, furniture, etc.
- The contractor will provide owner with all permits and inspections, as well as a bonafide release of liens for with each subcontractor's signature.
- All temporary utilities are the responsibility of the contractor.
- Provide blocking for grab bars, bathroom accessories, wall mounted door stops, tub ends, and upper cabinets.
- All signage for fire equipment shall be permanently installed and be readily visible on the entrance door. Letters must contrast with the sign background. Signage must be 4" in height and shall read "SPRINKLER CONTROL VALVES".
- All dimensions are to stud unless otherwise noted.
- All subcontractors are responsible for maintaining the integrity of fire rated assemblies that their work penetrates.
- Provide 4" tall brushed aluminum numbers at each apartment entry door, unless otherwise noted.
- Repair all voids and holes in floors, walls, ceilings, roofs in all buildings. Patch voids w/ solid material to match adjacent. Maintain a fire separation.
- Where new roof is required, provide flashing at new roof, structures penetrations and parapets to ensure they are watertight.
- Where lead paint exists contractor shall be required to abide by OSHA 29CFR 1926.62.
- Clean brick of all tar, paint, vegetation and remove obsolete MEP devices, interior and exterior. Clean brick with mild soap & water.
- Where tubs are located against fire assemblies provide additional layer of gypsum to cover flange. Gypsum board to cover entire wall.
- Repair all voids in existing masonry walls with masonry to match existing to ensure water tightness.
- At new window and door locations demolish openings large enough to accommodate new windows, lintels and sills. All new window and door openings to have sills to match adjacent windows. Tooth-in brick at all new masonry openings.
- Where possible provide 4" between partition and door frame.
- Contractor shall provide portable fire extinguisher on each completed floor during construction in accordance with NFPA 10 (standards for the installation of portable fire extinguishers).
- All existing finishes to be maintained when possible. Great care should be taken to historic elements.
- If existing windows are kept, all wood windows to be made operable. Repair weights and cords as required to achieve easy operation. Existing windows and trim to be sanded and painted; re-glaze broken panes.
- All bedrooms without windows shall have ceiling lights.
- Dual system smoke detectors will be located in vicinity of all bedrooms.
- Where existing wood flooring is specified, remove plywood patches or damaged material in wood floors and replace with salvaged wood flooring to match in size, color, figure, species and age.
- Provide 3/8" plywood draftstop in concealed spaces between apartments to include ceiling, bulkheads and attics.
- Clean and seal all exposed interior brick.
- Building to be watertight against elements.
- Sub-contractor to provide appropriate substrates for type of material and project conditions.
- If project is within the City of Richmond, comply w/ the City of Richmond cross connection and backflow program requirements. Provide Detail drawings of existing utilities and new backflow and sprinkler installations to the department of utilities for approval prior to installation.
- All Steel to be painted, color by architect. Prepare surfaces for optimal adhesion.
- No exposed "Romex" cable for electrical wiring.
- Provide handrail at all changes in level.

CODE INFO

CODE INFORMATION	SEPARATED MIXED USE	
	BA-1	BA-2
APPLICABLE BUILDING CODE	2009 VIRGINIA CONSTRUCTION CODE (INTERNATIONAL BUILDING CODE 2009)	
CONSTRUCTION TYPE	3B	3B
USE GROUP	A-2	R-2
AUTOMATIC SPRINKLER SYSTEM	NFPA 13	NFPA 13R
ALLOWABLE AREA (IBC 2009 TABLE 503 & 406.3.5)	9,500	16,000
INCREASE FOR AUTOMATIC SPRINKLER SYSTEM (IBC 2009 506.3 & 406.3.5)	-----	-----
INCREASE FOR OPEN PERIMETER - SEE CALCS (IBC 2009 506.3 & 406.3.5)	-----	-----
TOTAL ALLOWABLE AREA PER FLOOR	9,500	16,000
FIRST FLOOR ACTUAL AREA	2,388	5,954
SECOND FLOOR ACTUAL AREA	0	0
ACTUAL FLOOR GROSS AREA		
ALLOWABLE HEIGHT (IBC 2009)	2 ST/55 FT	4 ST/55 FT
HEIGHT INCREASE (IBC 2009)	-----	-----
ACTUAL BUILDING HEIGHT	2 ST/31'	2 ST/31'
OPEN PERMITTER CALCULATIONS	-----	-----
TOTAL PERIMETER	-----	-----
TOTAL OPEN PERIMETER	-----	-----
PERCENTAGE OF TOTAL PERIMETER	-----	-----
LESS MINIMUM OPEN PERIMETER PERCENTAGE	-----	-----
TOTAL EXCESS OPEN PERIMETER PERCENTAGE	-----	-----
x W/30 WHERE W=MIN. WIDTH OF PUBLIC WAY OR OPEN SPACE (PER IBC 2009 506.2)	-----	-----
TOTAL OCCUPANT LOAD (IBC 2009 TABLE 1004.1.2)	112	7
REQUIRED FIRE SEPARATIONS (IBC 2009 TABLE 508.3.3)		
BETWEEN R-2 TENANTS	2 HR UL U301	
BETWEEN A-2 & R-2 USE GROUPS	2 HR UL U333 UL UL L511	
STAIR SHAFTS	-----	-----
SCOPE	Project is an existing 2 story masonry building. The first floor is restaurant use & second floor is 2 residential apartments.	

LOCATION MAP



Renovation of 119 E. Leigh Street

119 E. Leigh Street, Richmond, VA,

Historic Set

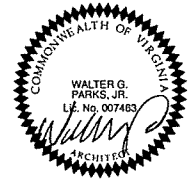
REVISIONS	TAG	DATE

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GENERAL INFO
A.101



Renovation of 119 E. Leigh Street

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Historic Set

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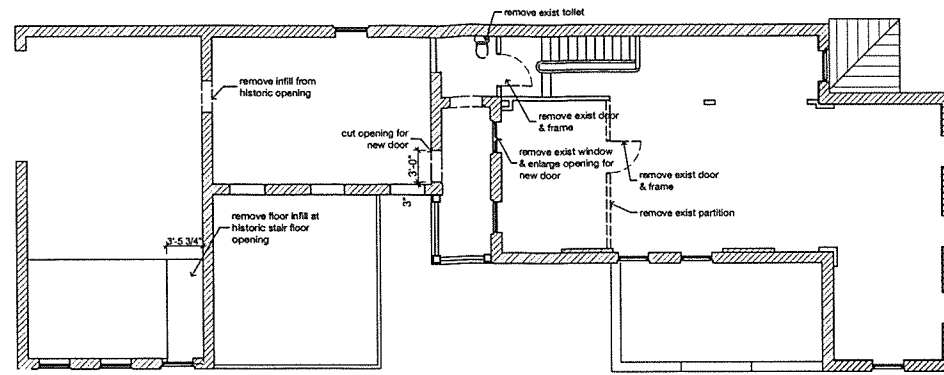
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DEMOLITION PLANS
D.201

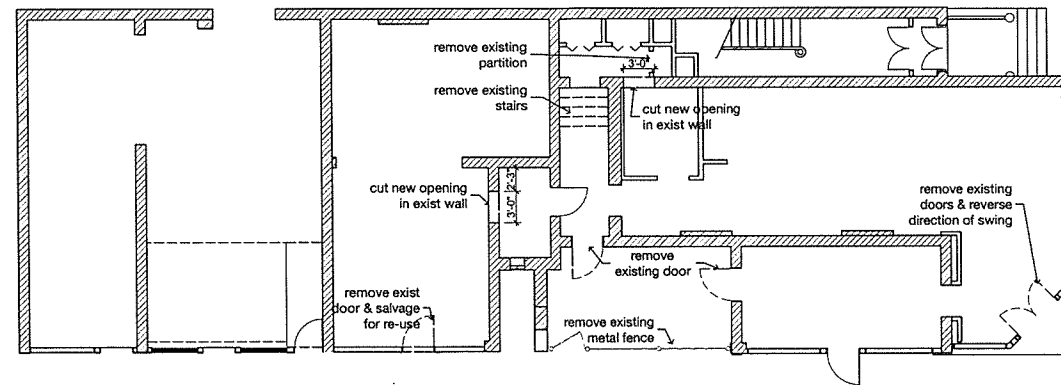
DEMOLITION NOTES

1. See elevations and demo drawings for further demolition notes.
2. Contractor responsible for removal of any substrate required for installation of new material.
3. Contractor responsible for keeping building water tight during construction.
4. Remove all existing mechanical, electrical, and plumbing devices from building.
5. Remove walls as indicated.
6. Remove all fasteners, & bracing for demolished walls.
7. All Signage to be salvaged.
8. Remove all equipment, equipment pads, and supports.
9. Store salvaged materials in Building for Owners use.
10. Remove all debris from all buildings.
11. Remove all ceilings and uncover all structure in building.
12. Remove all material from locations of new windows and openings.
13. Coordinate removal of existing fire sprinkler lines and devices w/ general contractor.
14. Seal all underground pipes and drains.
15. Patch and repair any adjacent work disturbed by the demo to match existing adjacent work.
16. All handrails to be replaced with new rail. Keep existing rail in place for safety during construction.
17. Remove all window infill.
18. Lightly sandblast steel window frames. Frames to be painted.
19. Demo contractor to coordinate with sheet A.301 to verify complete demolition.
20. Refer to floor plans for floor opening locations.



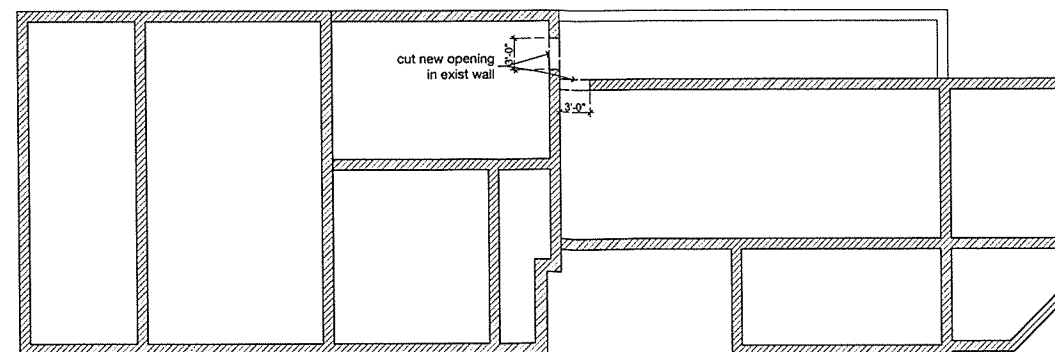
SECOND FLOOR DEMO PLAN

SCALE: 1/8" = 1'-0"



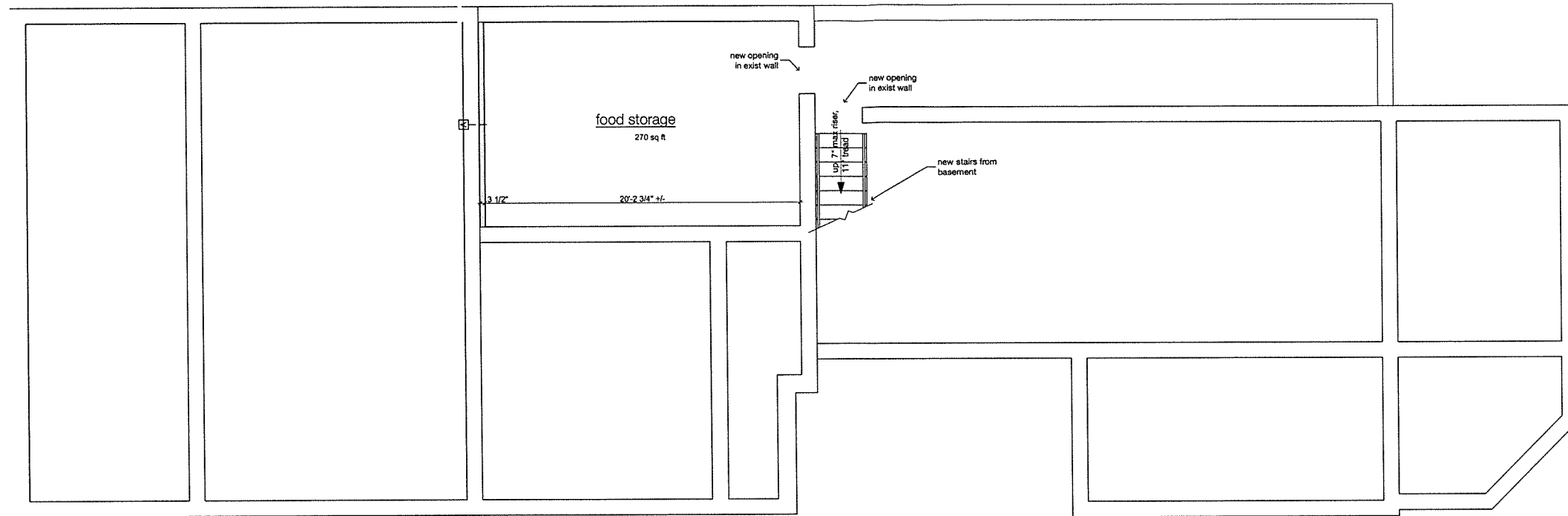
FIRST FLOOR DEMO PLAN

SCALE: 1/8" = 1'-0"

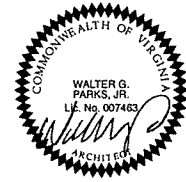


BASEMENT DEMO PLAN

SCALE: 1/8" = 1'-0"



BASEMENT
SCALE: 1/4" = 1'-0"



Renovation of 119 E. Leigh Street
119 E. Leigh Street, Richmond, VA,

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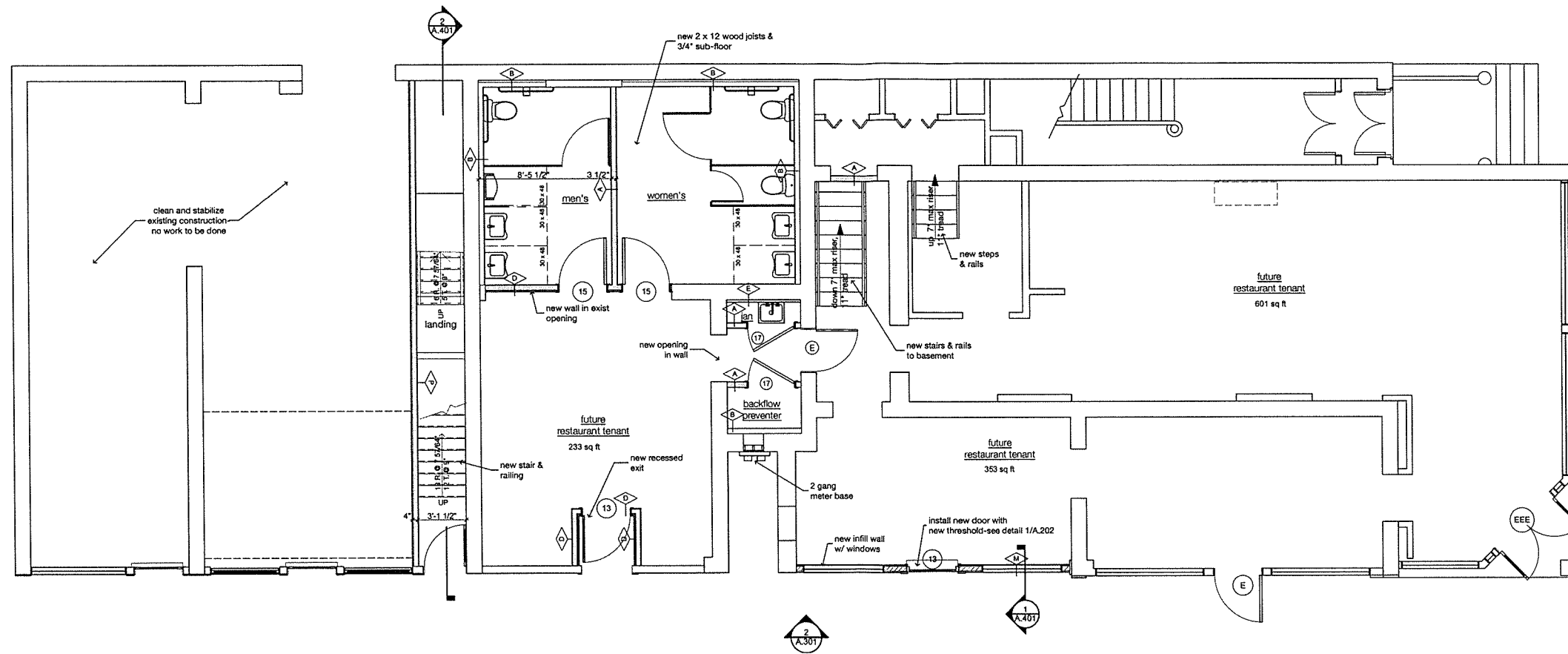
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BASEMENT PLAN
A.201

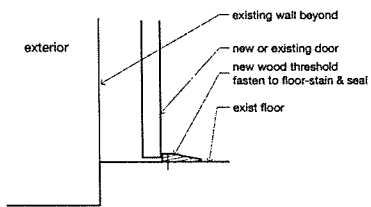


Renovation of 119 E. Leigh Street

119 E. Leigh Street, Richmond, VA,



FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"



DOOR THRESHOLD DETAIL
SCALE: 1 1/2" = 1'-0" 1/A.202



Historic Set

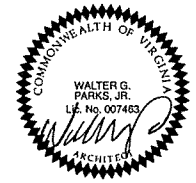
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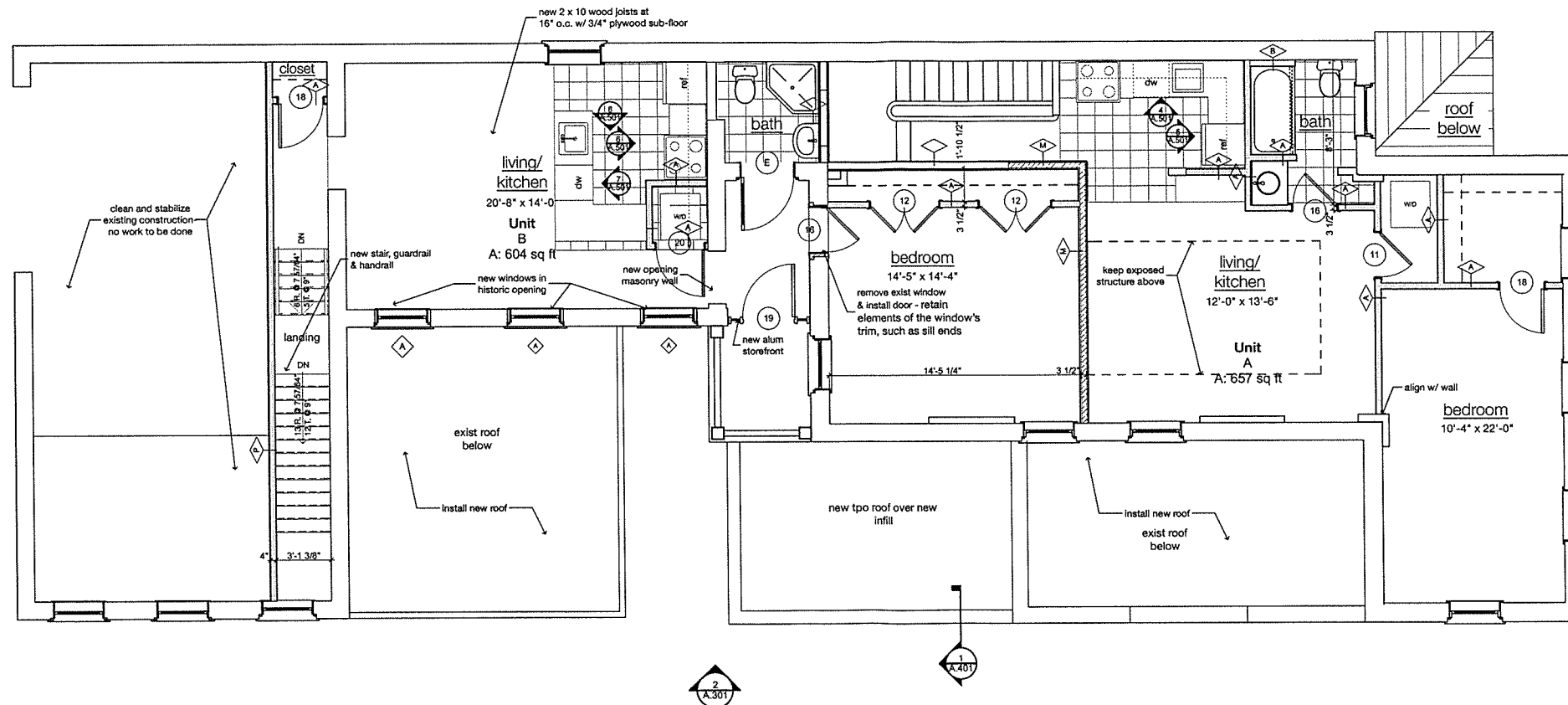
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FIRST FLOOR PLAN
A.202



Renovation of 119 E. Leigh Street

119 E. Leigh Street, Richmond, VA,



SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"

Historic Set

REVISIONS	
TAG	DATE

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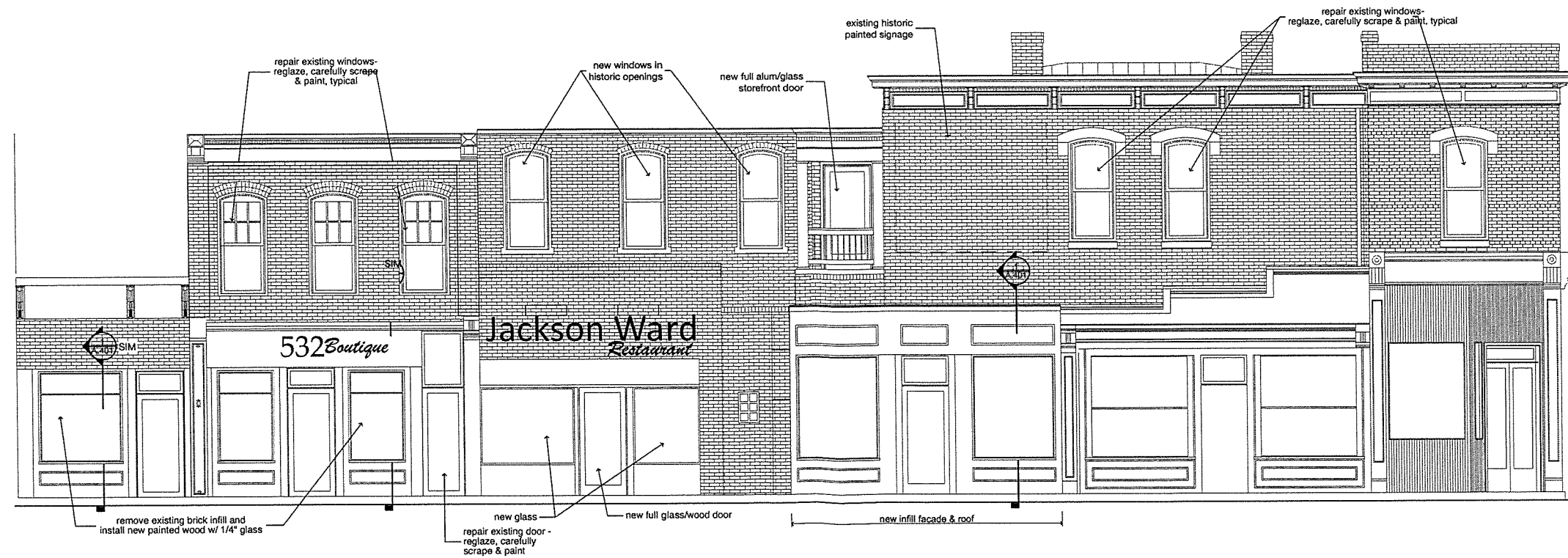
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SECOND FLOOR PLAN
A.203



LEIGH ST ELEVATION



2ND ST ELEVATION



Renovation of 119 E. Leigh Street
 119 E. Leigh Street, Richmond, VA,

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ELEVATIONS
A.301



Renovation of 119 E. Leigh Street

119 E. Leigh Street, Richmond, VA,

Historic Set

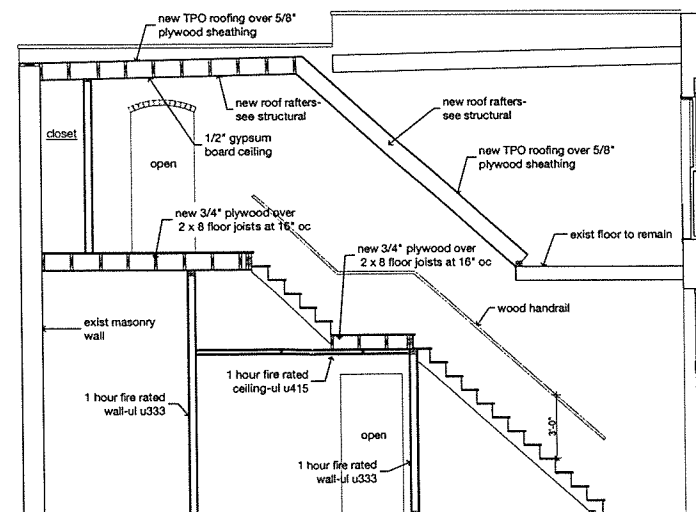
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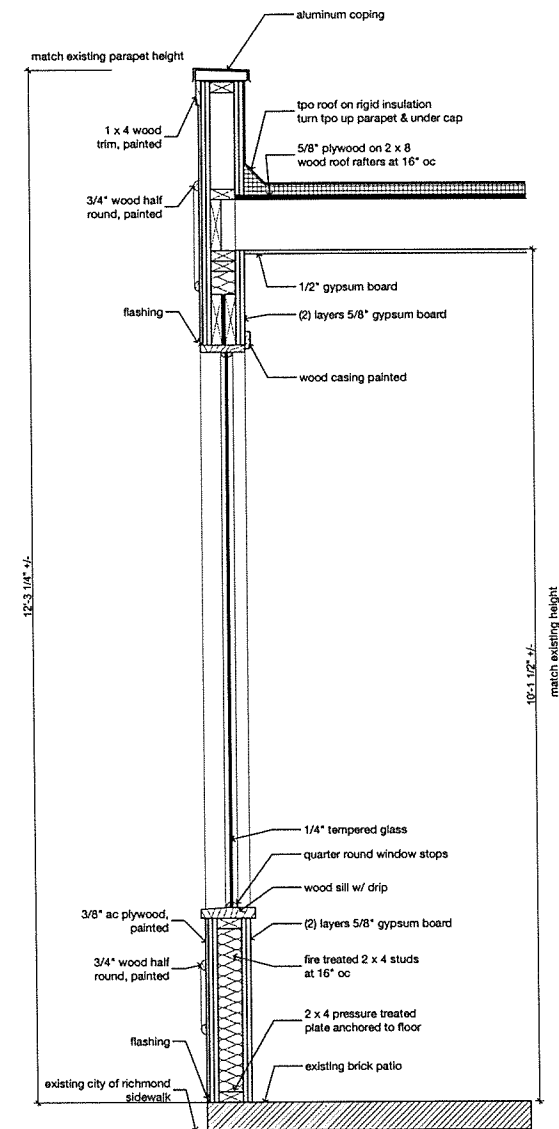
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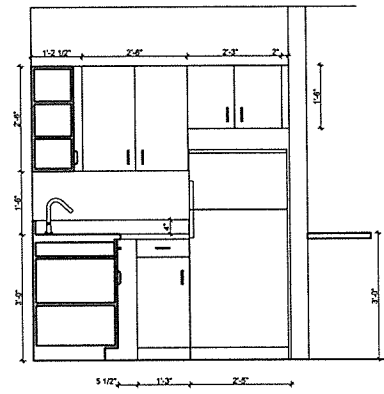
SECTIONS
A.401



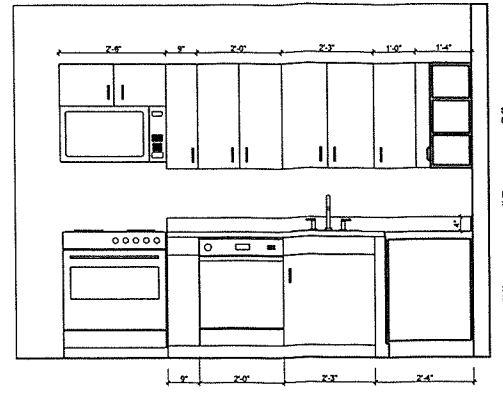
SECTION THRU UNIT A STAIR 2
SCALE: 1/4" = 1'-0" A.401



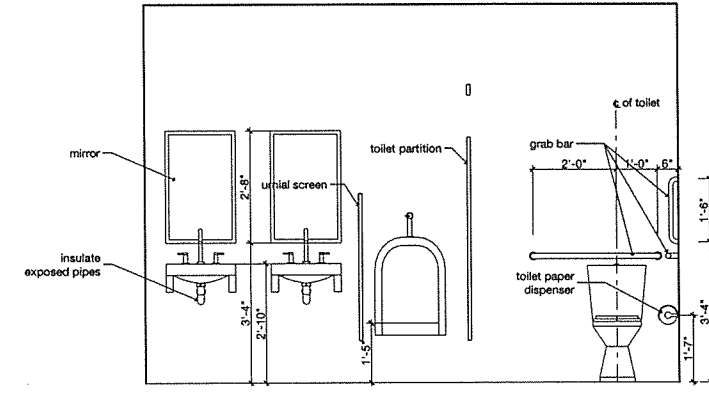
WALL SECTION AT INFILL 1
SCALE: 1" = 1'-0" A.401



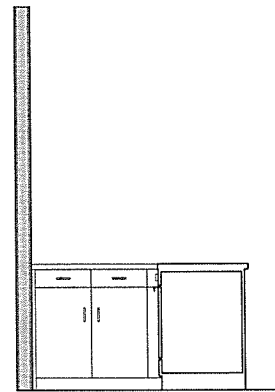
UNIT A KITCHEN-2
SCALE: 1/2" = 1'-0"
A.501



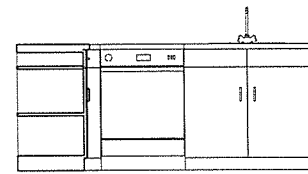
UNIT A KITCHEN-1
SCALE: 1/2" = 1'-0"
A.501



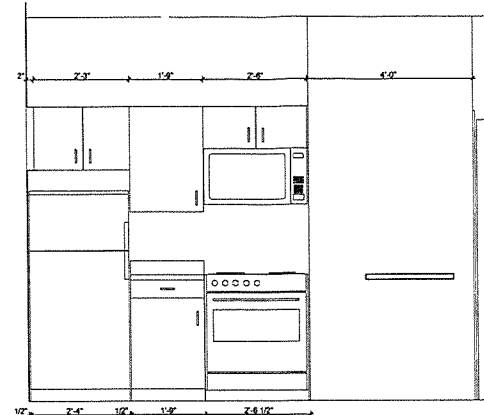
MEN'S TOILET ELEVATION
SCALE: 1/2" = 1'-0"
A.501



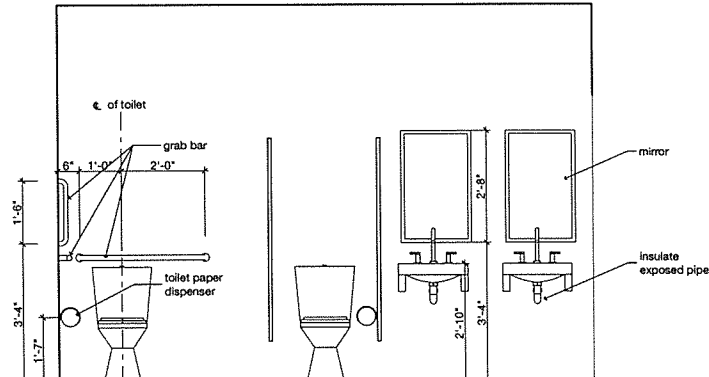
UNIT B KITCHEN-3
SCALE: 1/2" = 1'-0"
A.501



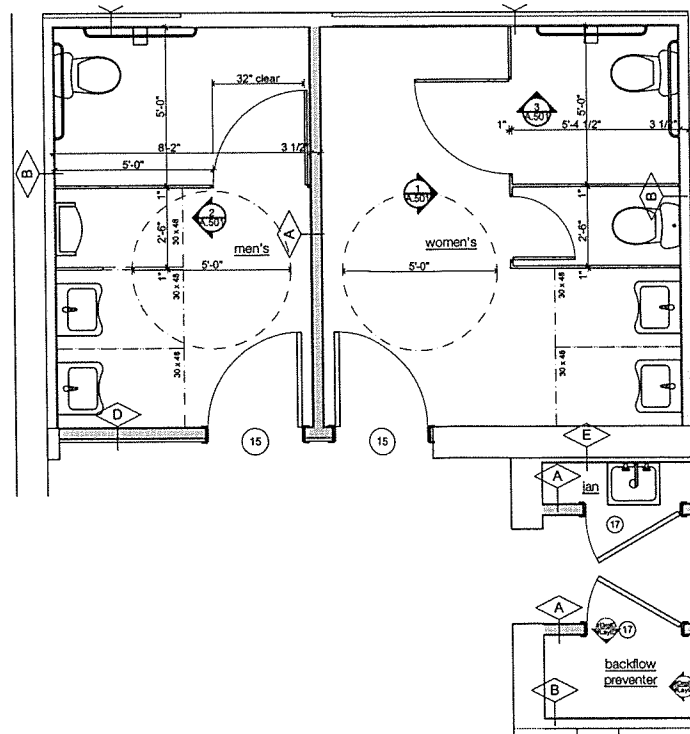
UNIT B KITCHEN-2
SCALE: 1/2" = 1'-0"
A.501



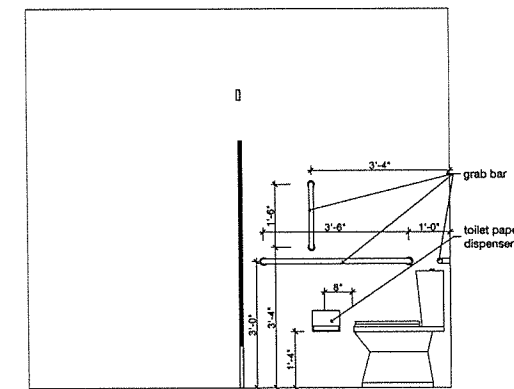
UNIT B KITCHEN-1
SCALE: 1/2" = 1'-0"
A.501



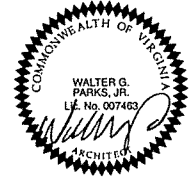
WOMEN'S TOILET ELEVATION
SCALE: 1/2" = 1'-0"
A.501



TOILET ROOMS
SCALE: 3/8" = 1'-0"



TYPICAL WATER CLOSET COMPARTMENT
SCALE: 1/2" = 1'-0"
A.501



Renovation of 119 E. Leigh Street

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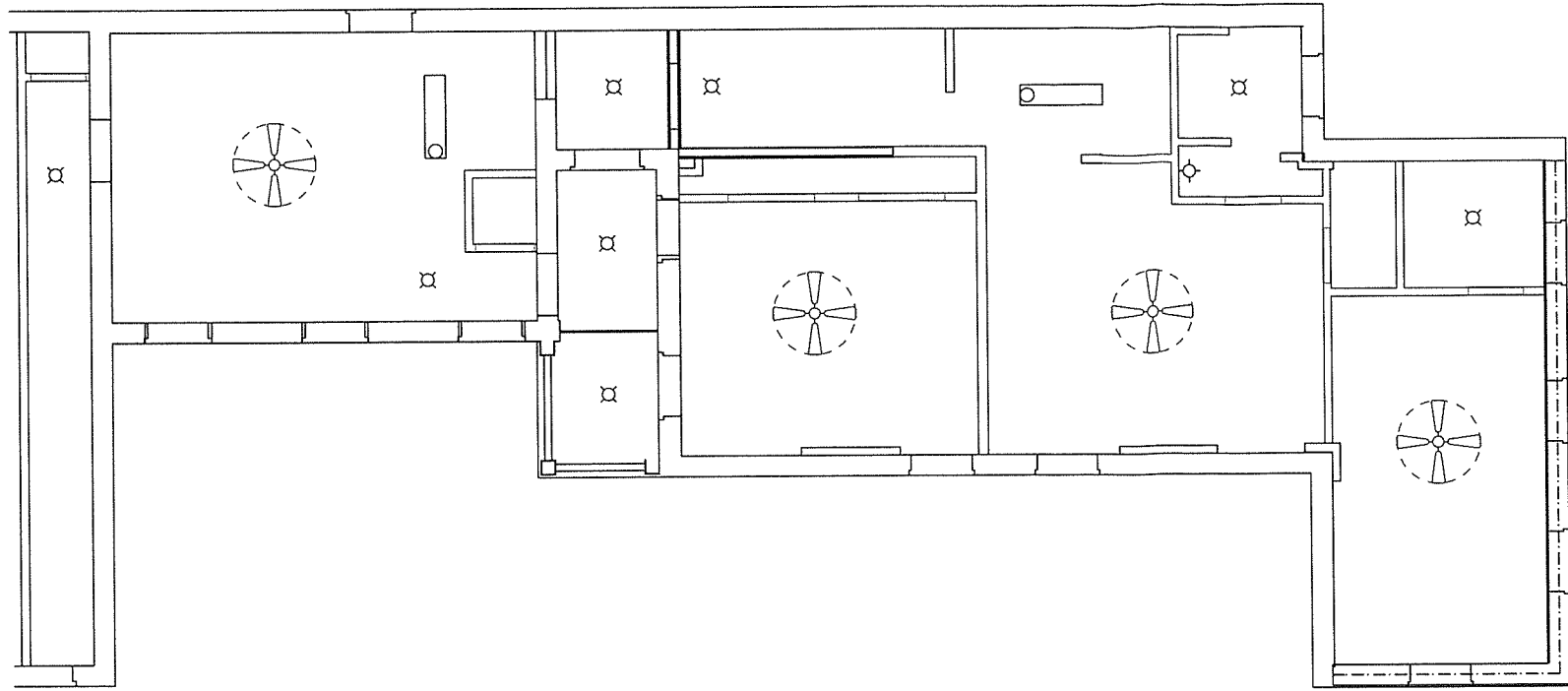
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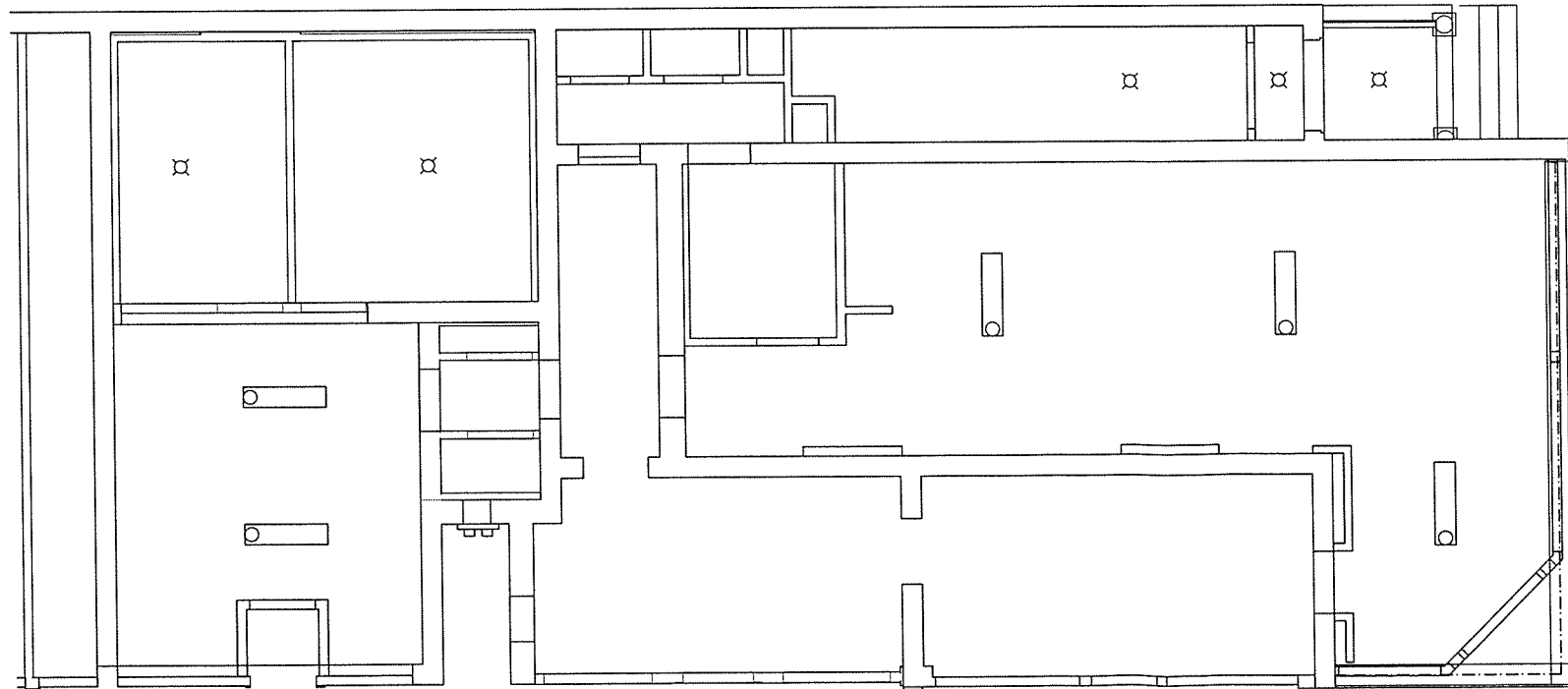
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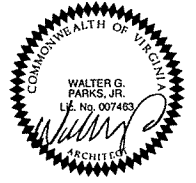
KITCHEN/BATH
DETAILS
A.501



SECOND FLOOR RCP 2
 SCALE: 1/4" = 1'-0" A.601



FIRST FLOOR RCP 1
 SCALE: 1/4" = 1'-0" A.601



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REFLECTED CEILING
 PLANS
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 DEPARTMENT OF THE INTERIOR
 NATIONAL PARK SERVICE
 HISTORIC PRESERVATION CERTIFICATION APPLICATION

UNITED STATES DEPARTMENT OF THE INTERIOR
 NATIONAL PARK SERVICE

HISTORIC PRESERVATION CERTIFICATION APPLICATION
 PART 2 - DESCRIPTION OF REHABILITATION

RECEIVED
 COPY
 JUL 27 2014
 6/3/14
 GIMB Approved
 No. 1024-0009
 Form 10-168
 Rev. 2014

NATIONAL PARK SERVICE
 NPS PROJECT INCENTIVE PROGRAM
 29275
 2013-132

Instructions: This page must bear the applicant's original signature and must be dated. The National Park Service certification decision is based on the descriptions in this application form. In the event of any discrepancy between the application form and other, supplementary material submitted with it (such as architectural plans, drawings and specifications), the application form takes precedence. A copy of this form will be provided to the Internal Revenue Service.

1. Property Name 119 East Leigh Street

Street 119 East Leigh Street

City Richmond County N/A

Name of Historic District Jackson Ward Historic District State VA Zip 23219-1307

Listed Individually in the National Register of Historic Places; date of listing _____

Located in a Registered Historic District; name of district Jackson Ward Historic District

Part 1 - Evaluation of Significance submitted? Date submitted 8/21/2013 Date of certification 11/19/2013

2. Project Data

Date of building c1900 Estimated rehabilitation costs (QRE) \$500,000

Number of buildings in project 1 Floor area before / after rehabilitation 2,952 / 2,952 sq ft

Start date (estimated) 09/01/2013 Use(s) before / after rehabilitation vacant / cafe/apt

Completion date (estimated) 09/01/2014 Number of housing units before / after rehabilitation 1 / 1

Number of phases in project 1 Number of low-moderate income housing units before / after rehabilitation 0 / 0

3. Project Contact (If different from applicant).

Name Paige Pollard Company Commonwealth Preservation Group

Street PO Box 11083 City Norfolk State VA

Zip 23517-0093 Telephone (757) 923-1900 Email Address paige@commonwealthpreservationgroup.com

4. Applicant

I hereby attest that the information I have provided is, to the best of my knowledge, correct. I further attest that [check one or both boxes, as applicable] (1) I am the owner of the above-described property within the meaning of "owner" set forth in 36 CFR § 67.2 (2011), and/or (2) if I am not the fee simple owner of the above-described property, the fee simple owner is aware of the action I am taking relative to this application and has no objection, as noted in a written statement from the owner, a copy of which (i) either is attached to this application form and incorporated herein, or has been previously submitted, and (ii) meets the requirements of 36 CFR § 67.3(a)(1) (2011). For purposes of this attestation, the singular shall include the plural wherever appropriate. I understand that knowing and willful falsification of factual representations in this application may subject me to fines and imprisonment under 18 U.S.C. § 1001, which, under certain circumstances, provides for imprisonment of up to 8 years.

Name Neverette A. Eggleston, III Signature [Signature] Date 5/19/14

Applicant Entity N/A SSN 227-06-4059 or TIN _____

Street 927 Hull Street City Richmond State VA

Zip 23224-4069 Telephone (757) 286-0772 Email Address hh@thehansonco.com

Applicant, SSN, or TIN has changed since previously submitted application.

NPS Official Use Only

The National Park Service has reviewed the Historic Preservation Certification Application - Part 2 for the above-named property and has determined that:

the rehabilitation described herein is consistent with the historic character of the property and, where applicable, with the district in which it is located and that the project meets the Secretary of the Interior's Standards for Rehabilitation. This latter is a preliminary determination only, since a formal certification of rehabilitation can be issued only to the owner of a "certified historic structure" after rehabilitation work is complete.

the rehabilitation or proposed rehabilitation will meet the Secretary of the Interior's Standards for Rehabilitation if the attached conditions are met.

the rehabilitation described herein is not consistent with the historic character of the property or the district in which it is located and that the project does not meet the Secretary of the Interior's Standards for Rehabilitation.

Date 8-28-14

[Signature]
 National Park Service Authorized Signature
 NPS-TPS (202) 354-2027
 T. TEPPER

NPS conditions or comments attached



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 HISTORIC PRESERVATION DIVISION

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HISTORIC PRESERVATION CERTIFICATION APPLICATION
PART 2 - DESCRIPTION OF REHABILITATION

NATIONAL PARK SERVICE
 NPS Project Number 29275
 PRESERVATION PROGRAM
 2013-132

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 City Richmond County N/A State VA Zip 23219-1307
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 Number of phases in project 1 Number of low-moderate income housing units before / after rehabilitation 0 / 0

3. Project Contact (if different from applicant)
 Name Paige Pollard Company Commonwealth Preservation Group
 Street PO Box 11083 City Norfolk State VA
 Zip 23517-0093 Telephone (757) 923-1900 Email Address paige@commonwealthpreservationgroup.com

4. Applicant
 I hereby attest that the information I have provided is, to the best of my knowledge, correct. I further attest that [check one or both boxes, as applicable] (1) I am the owner of the above-described property within the meaning of "owner" set forth in 36 CFR § 67.2 (2011), and/or (2) if I am not the fee simple owner of the above-described property, the fee simple owner is aware of the action I am taking relative to this application and has no objection, as noted in a written statement from the owner, a copy of which (i) either is attached to this application form and incorporated herein, or has been previously submitted, and (ii) meets the requirements of 36 CFR § 67.3(a)(1) (2011). For purposes of this attestation, the singular shall include the plural wherever appropriate. I understand that knowing and willful falsification of factual representations in this application may subject me to fines and imprisonment under 18 U.S.C. § 1001, which, under certain circumstances, provides for imprisonment of up to 8 years.
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 Street 927 Hull Street City Richmond State VA
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 the rehabilitation or proposed rehabilitation will meet the Secretary of the Interior's Standards for Rehabilitation if the attached conditions are met.
 the rehabilitation described herein is not consistent with the historic character of the property or the district in which it is located and that the project does not meet the Secretary of the Interior's Standards for Rehabilitation.
8-28-14
 Date _____ National Park Service Authorized Signature [Signature] NPS TPS (2002) 354-2027
 NPS conditions or comments attached
AUDREY T. TEPPER

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

CONDITIONS SHEET ~ Part 2
Historic Preservation Certification Application

Property Name: -
Property Address: 119 East Leigh Street
Richmond, Virginia ~ 23219-1307

NPS Project No. **29275**
DHR Project No. **2013-132**

The rehabilitation of this property as described in the Historic Certification Application will meet the Secretary of the Interior's Standards provided the following condition(s) are met:

Extensive Loss of Fabric ~ due to the substantial lack of historic fabric in buildings 4, 5 & 6, interior architectural features and finishes such as storefront elements, doors and door surrounds, windows and window trim, bead-board and paneling, staircases and related elements, plaster, intact and original floors, fireboxes and mantels must be preserved where they remain. These surviving elements are virtually the only remaining historic interior features and are critical to the building's historic character. Photographs showing the retention and preservation of this historic fabric *in place* must be submitted with the Request for Certification of Completed Work. Photographs documenting the deteriorated condition of this material are necessary prior to any removal and replacement.

Masonry Coatings ~ exposed brick surfaces may not receive a water repellant coating.

Cut Sheets ~ please provide cut sheets or manufacturer's data for all new and/or replacement windows.

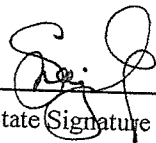
Conversion of a Window to a Door ~ if the 2nd floor window is converted to a door please retain elements of the window's trim, such as sill ends, to recognize the former window.

New, Fixed Storefront Doors ~ the proposed plan indicates that three of the new storefront doors will be fixed in place. These doors may not be false doors that are integrated into the construction of the storefront but should be true, wood and glass doors that are hung on hinges and outfitted with appropriate, operable hardware. If "unfixed" they should function like a true entry door.

Reflected Ceiling Plan ~ please submit a reflected ceiling plan noting the locations of proposed soffits.

DHR did not approve the conversion of the rear areas of buildings 5 & 6 into a courtyard as the work conflicts with Standards 2 & 6.

16. July. 2014



Date

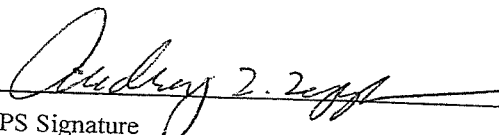
State Signature

804/482-6457

State Contact Telephone

The National Park Service has determined that this project will meet the Secretary of the Interior's Standards for Rehabilitation if the condition(s) listed in the box above are met.

8/28/14
Date


NPS Signature
AUDREY J. ZAPP

NPS-TPS (202)
NPS Contact Telephone 354-2027

**HISTORIC PRESERVATION
CERTIFICATION APPLICATION –**

119 E. Leigh St.

Property Name

PART 2

NPS Office Use Only

119 E. Leigh St., Richmond, VA

Property Address

Project Number:

5. DETAILED DESCRIPTION OF REHABILITATION / PRESERVATION WORK – Includes site work, new construction, alterations, etc. Complete blocks below.

<p>Number 1</p>	<p>Architectural feature <u>119 E. Leigh St.</u> Approximate Date of feature <u>c1900; 1925; modern - unknown</u></p>	<p>Describe work and impact on existing feature: As a result of this project, the applicant proposes to restore the building for continued use. Remaining historic features will be retained and restored; the significant deterioration and deferred maintenance will be addressed and new contemporary compatible elements will be introduced to execute the proposed plan. The applicant intends to retain retail storefronts 1 and 2 as a restaurant; they will be combined with retail storefront 3, though all three distinct footprints will remain evident. Retail storefront 4 will be fitted as a supplementary dining room and code compliant restroom space for use by the future restaurant tenant. Retail storefront 5 will be restored as a dining room; a stair will be inserted to provide a second means of egress to proposed upper floor residential units. The rear portion of bay 5 and retail bay 6 will be stabilized, brickwork repaired, and the open roof retained. On the second floor, the applicant proposes to insert two apartments and a mezzanine to serve retail bay 5. Impact will be to stabilize, preserve and restore the remaining historic features and to rehabilitate the building for residential and restaurant use.</p>
<p>Describe existing feature and its condition: 119 E. Leigh Street is a c1900 dwelling which was originally constructed with a rear store appended. By 1925, several additional retail bays were added, culminating in a functionally related building which included 6 storefronts and a residence. The original portion of the building is in fair condition with a restaurant on the first floor facing Leigh St. and an apartment above. The rear storefronts have suffered significant damage and deterioration over time. We have created a key to delineate original storefronts on drawing D.201 for your use. Retail storefronts 1 and 2 are functionally related at this point and are in the best condition; they were recently in active use as a restaurant. The 2nd floor residential unit is in fair to poor condition, but it is protected from the elements. Retail bay 3 was demolished and converted to a patio to serve the restaurant. Retail bays 4, 5, and 6 are missing roofs, floors, and most interior finishes. They are completely open to the elements. Photo no. <u>All</u> Drawing no. <u>All</u></p>		
<p>Number 2</p>	<p>Architectural feature <u>Roof and chimneys</u> Approximate Date of feature <u>c1900; modern - unknown</u></p>	<p>Describe work and impact on existing feature: As a result of this project, the applicant proposes to thoroughly inspect the standing seam metal roof and associated brick parapet. Any deteriorated metal flashing or roofing material repaired. The roof will be painted with rust inhibiting primer and paint. If the standing seam metal roof is damaged beyond repair, it will be replaced in kind with hand crimped standing seam metal. If deteriorated mortar is identified in the chimneys and parapet, it will be repaired in accordance with Preservation Brief No. 2, Repointing Mortar Joints in Historic Masonry Buildings. New mortar will match historic mortar in strength, profile, composition, color and tooling pattern. The existing modern roofs will be replaced with contemporary compatible TPO roofing. The missing rear portion of retail bay 5 and the missing roof on retail bay 6 will not be reinstalled.</p>
<p>Describe existing feature and its condition: The existing roofs consist of several materials and configurations. On the main residential portion of the building, the roof is a hipped standing seam metal roof concealed by a brick parapet. On the remaining sections of the building, the roofs are flat or non-existent. Those that remain are a combination of modern rolled roofing, rubber membrane. Roofs are in poor condition. Photo no. <u>2-4, 6-7, Aerial</u> Drawing no. <u>N/A</u></p>		

HISTORIC PRESERVATION
CERTIFICATION APPLICATION –

PART 2

119 E. Leigh St.

Property Name

119 E. Leigh St., Richmond, VA

Property Address

NPS Office Use Only

Project Number:

Number
3

Architectural feature Exterior Walls and
Woodwork

Approximate Date of feature c1900

Describe existing feature and its condition:

The exterior walls are primarily brick and appear to be in good condition given the neglect the property has experienced. The storefronts along the Second Street elevation are constructed of wood with large retail display windows. Retail bay 5 retains evidence of a street level entry to the upper floor area. The storefront facing East Leigh is comprised of modern painted wood. Demising walls between retail bays are in varying condition; some walls are partially collapsed.

Photo no. 1-12, 26-29, 31-33, 67, 68

Drawing no. D.201, A.201-
A.203, A.301; Prosoco
information

Describe work and impact on existing feature:

Exterior walls will be thoroughly inspected. Deteriorated mortar will be repaired in accordance with Preservation Brief No. 2, *Repointing Mortar Joints in Historic Masonry Buildings*. New mortar will match historic material in strength, texture, color, tooling pattern and composition. The existing rear opening in retail bay 5 will be infilled with brick set back 1" in the opening to securely enclose the building. Deteriorated or partially collapsed brick walls will be rebuilt; loose brick on site will be used along with supplementary brick that matches historic material in color and composition. In order to protect masonry within the rear of retail bay 5 and retail bay 6, the applicant proposes to use Prosoco water repellent (see enclosed manufacturers information). On the rear elevation of the 2nd floor residential area over retail bay 1, the applicant proposes to convert one window (which is set back and minimally visible) into a doorway to connect a proposed bedroom with Unit B. In order for this space to be climate controlled, a glass storefront treatment will be inserted. This reversible alteration will allow for circulation in the proposed residential unit, and access to the historic porch. Remaining wood storefronts will be thoroughly inspected; any deteriorated woodwork will be replaced in kind. New woodwork required to enclose historic retail space 3 will be contemporary yet compatible with the historic storefronts. Retail space 3 will receive a simple paneled bulkhead with wood framed retail display windows and a simple cornice. All woodwork will be gently scraped, primed and repainted.

Impact will be to retain and restore the historic wood and brick exterior walls with limited contemporary compatible finishes to execute the proposed plan and reestablish retail bay 3.

**HISTORIC PRESERVATION
CERTIFICATION APPLICATION –**

119 E. Leigh St.

Property Name

PART 2

NPS Office Use Only

119 E. Leigh St., Richmond, VA

Property Address

Project Number:

Number 4	Architectural feature <u>Windows</u>
	Approximate Date of feature <u>c1900; missing-N/A</u>

Describe existing feature and its condition:

The only remaining historic windows are on the portion of the building which was originally a dwelling. The windows are 1/1 and 2/2 wood frame double hung sash, with a limited number of fixed transom windows on the side elevation of retail bay 1. There are some remaining storefront windows in retail bays 1 and 2, though these are modern. Retail bays 4, 5, and 6 retain their historic retail storefront window frames but the glass itself is missing and replaced with plywood. Windows are in varying condition.

Photo no. **1-8, 18, 22, 24-26**

Drawing no. **A.202, A.203, A.301**

Describe work and impact on existing feature:

As a result of this project, the applicant proposes to retain and restore remaining historic windows, remaining historic window frames, and modern glass storefronts. Windows will be gently scraped, primed and repainted; missing glass will be reinstalled in historic window frames. New windows in historic openings will be aluminum clad wood Pella or equivalent windows; they will match historic windows in design and dimension in order to accurately replicate missing historic windows. Where no evidence of the original window style exists, the applicant will use 1/1 sash. On the rear 2nd floor porch facing 2nd Street, the applicant proposes to insert a glass wall set one bay back from the edge of the porch. This glass wall will have a frameless door to provide access to the porch. Within the partially enclosed porch space, the applicant proposes to convert one window to a door to connect the proposed bedroom to the Unit B living space; the wall span is too limited to allow insertion of a new door in any other location. This approach preserves the historic character from the exterior of the building with very limited impact.

Number 5	Architectural feature <u>Porches – front and 2nd floor side</u>
	Approximate Date of feature <u>c1900</u>

Describe existing feature and its condition:

The existing front porch is in good condition, with some signs of deterioration due to deferred maintenance. One capital is missing, but otherwise woodwork remains largely intact.

The second floor rear porch has a small portion of wooden handrail, but is largely set back within a masonry U that is situated at the intersection of the original building and a later addition. The southeastern end is highly visible from 2nd Street, but the overhanging roof and masonry walls make the northwestern end non-visible, lost in shadows.

Photo no. **1, 4, 6, 12, 33, 66**

Drawing no. **D.201, A.202, A.203, A.301**

Describe work and impact on existing feature:

As a result of this project, the applicant proposes to retain and restore the historic front porch. A new capital will be installed in place of the missing capital; it will be custom fabricated of wood to match the remaining historic capital. On the side porch, the applicant proposes to modify one window (which is set back in the masonry recess) to accommodate proposed circulation within the upper floor residential unit. In order to provide a climate controlled hall, the applicant proposes to insert a simply designed frameless glass wall with door. The system will be set back on the porch so that it is rendered invisible from the street. The porches will both be gently scraped, primed and repainted. Impact will be to preserve the historic porches, incorporating reversible modifications to the rear 2nd floor porch which will facilitate the proposed residential apartments.

HISTORIC PRESERVATION
CERTIFICATION APPLICATION –

PART 2

119 E. Leigh St.

Property Name

119 E. Leigh St., Richmond, VA

Property Address

NPS Office Use Only

Project Number:

Number
6

Architectural feature Patio

Approximate Date of feature post-1952

Describe existing feature and its condition:

At some point after 1952, retail space #3 was converted into a patio. The patio is paved with brick and it has a black metal fence enclosure; it is surrounded on 3 sides by the exterior walls of 119 E. Leigh Street.

Photo no. 4, 6, 8-10, 66

Drawing no 1952 Sanborn
Update, D.201, A.202,
A.301

Describe work and impact on existing feature:

As a result of this project, the applicant proposes to rebuild a one story retail bay following the footprint of the historic retail bay delineated in Sanborn Fire Insurance Maps. Since no photographic documentation of the façade has been found, the applicant proposes a contemporary compatible storefront bay which is distinct from the other retail bays. The storefront bay will be constructed of painted wood with glass windows. Impact will be to reestablish the original one story storefront configuration expressed in a contemporary compatible style to differentiate the retail bay from those adjacent.

HISTORIC PRESERVATION
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119 E. Leigh St.

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PART 2

NPS Office Use Only

119 E. Leigh St., Richmond, VA

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Project Number:

Number
7

Architectural feature Plan

Approximate Date of feature 1900; 1924; modern -
unknown

Describe existing feature and its condition:

The original dwelling was constructed with a single storefront at the rear of the parcel, facing Second St. By 1924, the Sanborn maps indicate a total of six first floor storefronts. Sometime after 1952, retail bay 3 was demolished and converted to a brick patio. Interior alterations have occurred throughout the property over time; there is a modern apartment in the 2nd floor of the main dwelling, and the majority of the roof was lost in the rear retail areas in the recent past. The primary remaining characteristics of the original plan include the entry lobby, stair and hall in the main dwelling, and remnants of fireplaces and floor joists in the deteriorated retail bays.

Photo no. 13-65

Drawing no. D.201, A.201-
A.203

Describe work and impact on existing feature:

As a result of this project, the applicant proposes to retain the salvageable retail bays.

Basement:

A small portion of the basement will be used for food storage; it will receive limited finishes and be accessed by the proposed new stair towards the rear of retail bays 1-3. The remainder of the basement will be used for mechanical equipment and ductwork.

First Floor:

The first floor of retail bay 1 and retail bay 2 will continue to be used as a restaurant space; retail bay 3 will be reconstructed with a contemporary compatible storefront (no historic photos were found) and it will be function in concert with retail bays 1 and 2, as it had historically. There will be slight modifications to the existing modern elements of the floor plan; historic features will remain intact. Retail bay 4 will serve as a separate dining area and provide for code compliant restrooms in the proposed restaurant. Two new door openings will be inserted in the first floor of retail bay 4 to provide connectivity between the various retail bays. Retail bay 5 will be roughed in to receive another dining room fit up and a code compliant stair to provide access to the existing second floor space. The rear of retail bay 5 and retail bay 6 will remain unconditioned space for use as overflow dining.

Second Floor:

The second floor of retail bay 1 will remain in residential use. The modern floor plan will be slightly reconfigured as shown in the attached plans. The rear bedroom in the front apartment will be slightly modified to serve a proposed rear apartment. A minimally visible window will be converted to a door and a glass enclosure will be inserted in the recessed portion of the rear porch; this is all described in Number 4, Windows, and Number 5, Porches, above. On the second floor of bay 4, the applicant proposes to insert a new residential apartment which will be accessed using the historic street level entry in bay 5, and via an existing opening in the demising wall between the bays – this opening has been sealed with brick at an unknown date (see enclosed detail photo).

Impact will be to retain the limited historic and character defining features in the space, and to incorporate limited alterations necessary to accomplish the proposed plan.

**HISTORIC PRESERVATION
CERTIFICATION APPLICATION –**

119 E. Leigh St.

Property Name

PART 2

NPS Office Use Only

119 E. Leigh St., Richmond, VA

Property Address

Project Number:

Number 8	Architectural feature <u>Stairs</u>
	Approximate Date of feature <u>1900; modern - unknown</u>

Describe existing feature and its condition:

There is currently one set of stairs in the building; it provides street level access to the 2nd floor from the E. Leigh St. elevation. The stairs are in fair to good condition, but do not meet current code requirements. There is also a short run of modern stairs towards the back of retail bay 1; it was installed in conjunction with a modern restaurant fit up, and it provides access to rear storage closets. There is currently no access to the basement from the interior of the building; there is a bulkhead entry in the front sidewalk which encroaches on the public right-of-way.

Photo no. 45, 46, 52, 53

Drawing no D.201, A.201-A.203, A.401

Describe work and impact on existing feature:

The applicant proposes to retain the front stairs leading from E. Leigh Street to the 2nd floor apartment; no modification to handrails or balusters is anticipated. Stairs will be gently cleaned, primed and repainted where previously painted, and stained where previously stained. The applicant proposes to remove the modern stairs at the rear of the retail bay 1 space; he proposes to insert new simply designed stairs to lead to the storage area from within the current restaurant kitchen. The applicant proposes to replace the existing storage stairs with new permanent stairs to the basement. In retail bay 5, the applicant proposes to insert new stairs in the former location of historic stairs to provide access to the proposed residential unit over retail bay 4. He also proposes new code compliant stairs to provide access to the existing 2nd floor space in retail bay 5, which is currently inaccessible.

Impact will be to retain the historic and character defining front stair; relocate modern storage access stairs, and provide safe access to the basement and retail bay 5, 2nd floor area.

Number 9	Architectural feature <u>Walls & Ceilings</u>
	Approximate Date of feature <u>c1900; c1925; modern - unknown</u>

Describe existing feature and its condition:

The existing walls and ceilings include a variety of materials, such as historic plaster, exposed brick, modern drywall, modern wood and acoustical tile. Though the interior of the retail bay 1 restaurant space appears to be historic, finishes were inserted during a recent renovation and selected to look historic; they are all actually modern. The existing apartment has exposed beams in the living room area.

Photo no. 13-65

Drawing no D.201, A.201-A.203, A.401

Describe work and impact on existing feature:

As a result of this project, the applicant proposes to retain and restore salvageable historic plaster. Work will be undertaken in accordance with Preservation Brief No. 21, Repairing Historic Flat Plaster – Walls & Ceilings. Existing exposed brick will be retained and gently cleaned. Modern drywall will be retained where feasible and new drywall will be inserted to accomplish the proposed plan. The first floor restaurant will be finished to a vanilla shell pending tenant identification. The existing exposed beams will remain exposed in Apartment A.

The new wall proposed for the rear of retail bay #5 will be smooth hardi-panel. Woodwork and plaster in former retail bays which will remain exposed to the elements will receive exterior paint.

HVAC duct can be run through the basement and attic, thus limiting dropped ceilings to areas over bathrooms and closets. Limited soffits may be required and will be located in minimally visible areas. No spiral duct is anticipated.

Impact will be to retain and restore historic finishes and insert contemporary compatible material as required to accomplish the proposed plan.

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119 E. Leigh St., Richmond, VA

Property Address

Project Number:

Number 10	Architectural feature <u>Floors</u>
	Approximate Date of feature <u>c1900; modern - unknown</u>

Describe existing feature and its condition:

Existing floors include historic tile and modern brick in retail bay 1, hardwood in the public areas of Apartment A, and modern tile, vinyl, poured concrete and dirt throughout the rest of the space. Floors are missing in some areas where demolition by neglect has overtaken the building.

Photo no. 25, 26, 39-40, 43, 46-65 Drawing no A.201-A.203, A.101

Describe work and impact on existing feature:

As a result of this project, the applicant proposes to restore the historic wood and tile floors. Modern material will be removed. New apartment kitchens and bathrooms will receive tile, and new bedrooms will receive carpet. The applicant proposes to use traditional wood floors in the living room of Apartment B. Restaurant finishes will include tile in the kitchen and bathrooms; dining areas will be determined during tenant fit up. Impact will be to restore remaining historic floors and insert contemporary compatible new floors as necessary to accomplish the proposed plan.

Number 11	Architectural feature <u>Interior doors & woodwork</u>
	Approximate Date of feature <u>c1900; modern - unknown</u>

Describe existing feature and its condition:

Very limited historic interior woodwork remains; it is largely confined to the original two story dwelling though fragments of window trim exist in the 2nd floor of deteriorated retail bays. Remaining woodwork includes the stair balusters, handrail and newel post, as well as some mantels, baseboards, door and window surrounds. Woodwork is in fair condition, with damage resulting from mold, grime and moisture infiltration.

Photo no. 13-30, 34-65 Drawing no A.101, A.201, A.203

Describe work and impact on existing feature:

The applicant proposes to retain and restore all remaining historic woodwork, including stair balusters, handrail and newel post, baseboards, door and window surrounds, as well as any remaining salvageable mantles. New woodwork required to accomplish the proposed plan will be contemporary yet compatible with the historic woodwork; new woodwork will be distinguishable from original material. New interior doors will be Masonite Safe 'n Sound environmentally friendly 2 panel painted doors (see enclosed manufacturers data, page 11 and Safe 'n Sound supplement). Impact will be to retain and restore salvageable woodwork and insert contemporary compatible new material as required to accomplish the proposed plan.

Number 12	Architectural feature <u>Systems</u>
	Approximate Date of feature <u>modern - unknown</u>

Describe existing feature and its condition:

The remaining systems in this building are limited to the original dwelling and retail bays 1, 2. The systems are outdated and have not been used in quite a while. Their condition is unknown, but they do not meet current code requirements.

Photo no. 34-36, 64, 65 Drawing no N/A

Describe work and impact on existing feature:

As a result of this project, the applicant proposes to remove all existing systems. New systems will be run within existing and proposed walls and ceilings; they will be concealed from view. The ductwork will run in the basement and attic of the original dwelling and retail bay 1 and 2. The applicant proposes to drop ceilings over bathrooms, closets and service areas in order to accommodate HVAC units and other utilities. All effort will be made to minimize the requirement for soffits; if needed, they will be situated in minimally visible locations. An RCP will be submitted for your review and approval as soon as it is available. Impact will be to insert new code compliant systems in a minimally visible manner to serve the proposed use.

HISTORIC PRESERVATION
CERTIFICATION APPLICATION –

PART 2

119 E. Leigh St.

Property Name

119 E. Leigh St., Richmond, VA

Property Address

NPS Office Use Only

Project Number:

Number
13

Architectural feature Site

Approximate Date of feature c1900; modern -
unknown

Describe existing feature and its condition:

There is very little land on the site to develop; it is limited to the patio which faces 2nd Street (described in Number 6, Patio, above).

Describe work and impact on existing feature:

The only site work contemplated is to reestablish a small 1 story retail bay on the site of the existing patio. Sanborn fire insurance maps document the existence of a retail bay on this portion of the site during the period of significance of the historic district.

Impact will be to reestablish a small retail storefront where one existed historically in order to reestablish the continuous retail presence along 2nd Street.

Photo no. 1-10, 31-33

Drawing no 1952 Sanborn
Map