



Staff Report
City of Richmond, Virginia

RICHMOND PLANNING & DEVELOPMENT REVIEW



Commission of Architectural Review

COA-094659-2021	Final Review	Meeting Date: 7/27/2021
Applicant/Petitioner	Kimberly & Nicholas Macauley	
Project Description	Install 3 new window openings; paint a new mural to replace the existing.	
Project Location		
Address: 14 S. 15th St.		
Historic District: Shockoe Slip		
High-Level Details: <ul style="list-style-type: none"> The applicant proposes creating 2 new window openings on the 2nd floor of the north side of the building and 1 new window opening on the 1st floor of the south side of the building, contingent on getting a no-build easement from adjacent property owners. The proposed mural on the north side of the building is to be donated to Mending Walls RVA. On a site visit, staff noticed the existing mural had already been painted over. 		
Staff Recommendation	Partial Approval	
Staff Contact	Emily Routman, Emily.routman@richmondgov.com	
Previous Reviews	The current mural on the north-facing wall was approved by CAR in 2013. A proposed mural on the south-facing wall was denied by CAR.	
Conditions for Approval	<ul style="list-style-type: none"> Denial of the proposed window openings. A mock-up of the mural be provided to staff for Administrative Approval. The mural should not include dayglow, luminescent, or reflective paint or materials. 	

Staff Analysis

Guideline Reference	Reference Text	Analysis
Windows, pg. 69	<i>8. The number, location, size or glazing pattern of windows should not be changed by cutting new openings, blocking out windows or installing replacement sash that do not fit the original window. Changes to existing windows or the addition of new windows</i>	The applicant proposes installing three new window openings on the north and south elevations of the building. Because of the building's position within the parcel, any windows on either side of the building would go against building code, as they would be less than 3 feet from the property line, unless

	<i>along a secondary elevation will be considered by the Commission on a case-by-case basis.</i>	the owners receive a no-build easement from the adjacent property owners. The windows on the south elevation do violate building code, but would be allowed to stay. To retain the original window openings, staff recommends <u>denial of the proposed window openings.</u>
Mural Guidelines, pg. 75	<i>1. In general, murals should be painted on removable material, not directly on a building wall...adding a mural to a previously-painted, non-primary elevation of a contributing building will be considered on a case-by-case basis.</i>	A mural was approved on the north side of the building by CAR in 2013. Therefore, staff <u>recommends approval of a new mural to be painted on top of the current mural.</u>
Mural Guidelines, pg. 75	<p><i>1. In general, murals should be painted on removable material, not directly on a building wall. Murals should be installed on framing that allows water to weep between the mural and the wall. Attachments should not irrevocably damage the building. Adding a mural to a previously-painted, non-primary elevation of a contributing building will be considered on a case-by-case basis.</i></p> <p><i>2. Murals painted on primary facades are not permitted.</i></p> <p><i>3. A mural's appearance, colors, and scale should reflect the history of the district of which the building is a part. The use of dayglow, luminescent, or reflective paint or materials is discouraged.</i></p> <p><i>8. Applicants are strongly encouraged to present designs unique to Richmond, not previously installed elsewhere.</i></p>	The applicant proposes donating the north side of the building to Mending Walls, LLC. It will not be painted on the primary façade. The wall had a mural approved by CAR in 2013, but has recently been repainted by the applicants in a recent Administrative Approval. Staff recommends that <u>a mock-up of the mural be provided to staff for Administrative Approval, and the mural should not include dayglow, luminescent, or reflective paint or materials in the mural.</u>

Figures

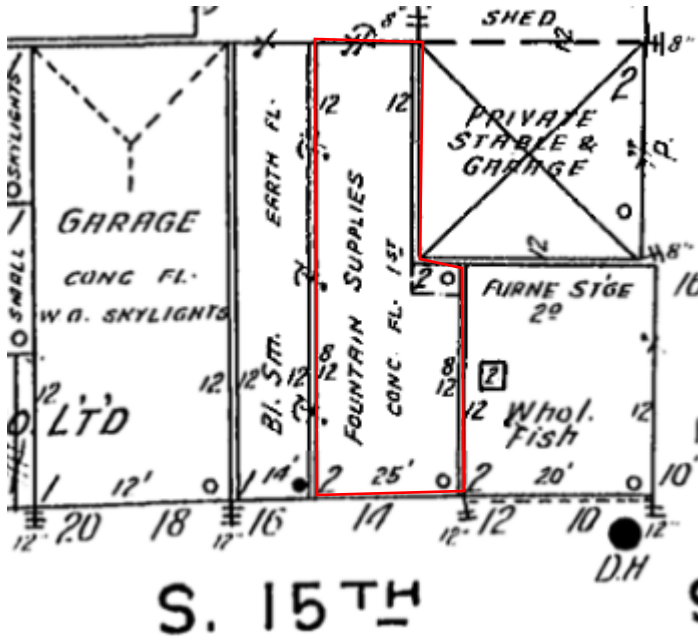


Figure 1. 1924-1925 Sanborn Map

Figure 2. Historic photo from Assessor's Office



Figure 3. 1998 photo of rear of building, altered later.



Figure 4. Current photo of north elevation of building, site of proposed mural



Figure 5. Mural on north side of the building, painted over in 2021.