

6. COA-062065-2019

PUBLIC HEARING DATE

October 22, 2019

PROPERTY ADDRESS

815 North 22nd Street

DISTRICT

Union Hill

APPLICANT

Streetcar Properties LLC



STAFF CONTACT

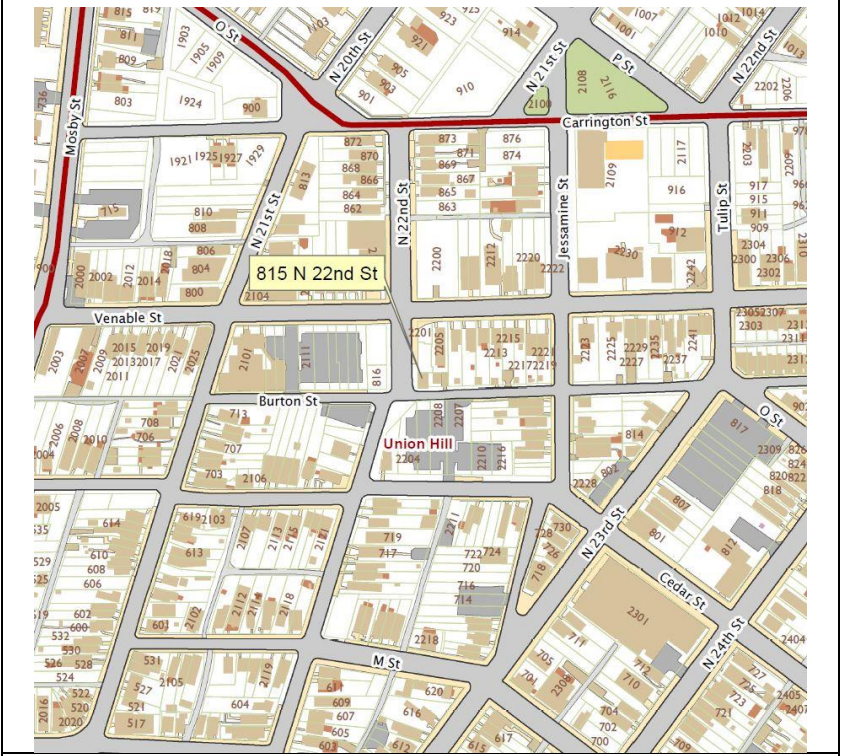
C. Jeffries

PROJECT DESCRIPTION

Revise previously approved plans to rehabilitate a mixed-use building and construct a rear addition.

PROJECT DETAILS

- The applicant requests approval to alter the proposed new windows in a 2-story masonry building in the Union Hill City Old and Historic District.
- The existing building dates from the 1920s and has undergone extensive alterations over time. Little historic fabric remains and there is little information on the original design of the building.
- The applicant is proposing to install four rectangular windows in the existing masonry openings on the south elevation. Arched windows that fill the segmental arch were previously approved. The windows will be white aluminum clad, as previously approved, with double hung window on the second floor and fixed windows on the first floor. Staff notes that the written description incorrectly references the elevation where the windows are located. Staff has confirmed that the only alteration will be on the south elevation, facing Burton Street.



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STAFF RECOMMENDATION

APPROVE

PREVIOUS REVIEWS

The rehabilitation of the building was approved by the Commission in September of 2018.

STAFF RECOMMENDED CONDITIONS

- None.

STAFF ANALYSIS

Windows #7, pg. 69

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

The existing windows are modern replacement windows. Staff has been unable to locate a photograph of the historic windows. The applicant has demonstrated that a rectangular sash in an arched masonry opening is found throughout the district and staff recommends approval.

It is the assessment of staff that 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. Existing south elevation