

## 12. COA-048392-2019

PUBLIC HEARING DATE

February 26, 2019

PROPERTY ADDRESS

200 West Marshall Street

DISTRICT

Jackson Ward

APPLICANT

Vanderbilt 5 LLC

STAFF CONTACT

C. Jones

# Commission of Architectural Review

## STAFF REPORT



### PROJECT DESCRIPTION

**Modification of two exterior entrances, installation of exterior lighting, removal of awnings.**

### PROJECT DETAILS

- The applicant proposes to modify two façade entrances to meet current building codes. Both entrances have large, wood, paired doors that swing into the building.
- Entrance 1 provides access to the first floor and features an 8" granite threshold and a deeply recessed paired door.
- The applicant proposes to remove the stone step, lower the doors to ground level, and insert a large wood piece between the transom and the door and install new hinges for an outward swing.
- Entrance 2 provides access to the second story. The applicant proposes to secure the doors in the open position inside the building and install new, modern, paired, glass entry doors in front of the historic doors.
- The applicant proposes to install lighting fixtures on the exterior of the building.
- The applicant requests permission to remove the second floor awnings.



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### STAFF RECOMMENDATION

**Approve with conditions**

### PREVIOUS REVIEWS

At the June 25, 1997 Commission meeting a previous building owner was granted permission to install new scalloped awnings in a dark red/cranberry color.

In addition to the *Guidelines*, staff utilized the directions found in *Preservation Brief #32, Making Historic Properties Accessible*, available online: <https://www.nps.gov/tps/how-to-preserve/briefs/32-accessibility.htm>. Staff also utilized the Secretary of the Interior Treatment Guidelines, available online: <https://www.nps.gov/tps/standards/treatment-guidelines-2017.pdf>.

### STAFF RECOMMENDED CONDITIONS

- Staff requests the applicant submit specifications for the hinges for administrative review and approval.
- Staff requests the doors be installed in a manner that does not damage the historic doorway so that should they be removed in future the material integrity will not be diminished.

- Staff recommends the Commission consider either the wall sconce or the strip lighting channel in a simple design to clearly identify it as a new feature. Staff further recommends the applicant submit details of the lighting design based on Commission feedback including design, materials, and locations for administrative review and approval.

## STAFF ANALYSIS

Building and Site Accessibility, Retrofitting Doors, pg. 79, #4

*4. As a general rule, historic doors should not be replaced, nor should door frames on primary entrances be widened, as this may alter an important feature of the historic design.*

The applicant proposes to retain both historic entrance doors on the façade. For Door 1 the applicant proposes to remove the historic threshold and lower the doors to grade level. Staff supports the proposed plan to lower the door to grade level as it maintains the overall historic character of the entrance and retains the historic doors. In order to allow the doors to swing outward, as required by building codes, the applicant requests permission to install replica historic hinges. Staff supports the use of the replica historic hinges, but has concerns with how they will interact with wood paneling. Staff requests the applicant submit specifications for the hinges for administrative review and approval

Preservation Brief #32, Making Historic Properties Accessible, Altering Door Thresholds

*A door threshold that exceeds the allowable height, generally 1/2" (1.3 cm), can be altered or removed with one that meets applicable accessibility requirements. If the threshold is deemed to be significant, a bevel can be added on each side to reduce its height. Another solution is to replace the threshold with one that meets applicable accessibility requirements and is visually compatible with the historic entrance.*

Preservation Brief #32, Making Historic Properties Accessible,

*Historic doors generally should not be replaced, nor should door frames on the primary elevation be widened, as this may alter an important feature of a historic design. The most desirable preservation solution to improve accessibility is retaining historic doors and upgrading the door pressure with one of several devices.*

Staff finds that the proposal to maintain the historic doors and alter the threshold for Door 1 and add the modern doors for Door 2 is in keeping with the guidance from the National Park Service.

Secretary of the Interior Standards for Rehabilitation, pg. 4-5, #s1-2, 9

*1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.  
2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.  
9. New additions, exterior alterations or*

The applicant requests permission to install a set of paired, glass doors with a transom in front of Door 2. Staff finds that the proposed modifications to Door 2 are in keeping with the guidance to minimally change historic features and to preserve those features in place. Staff finds the proposed doors will be clearly differentiated from the historic doors and the simple design will not block or obscure any character-defining features of the entranceway. Staff requests the doors be installed in a

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*related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale and architectural features to protect the historic integrity of the property and its environment.*

*10. New construction shall be undertaken in such a manner that if removed in the future the essential form and integrity of the historic property and its environment would be unimpaired.*

manner that does not damage the historic doorway so that should they be removed in the future the material integrity will not be diminished.

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Commission of Architectural Review Guidelines for Administrative Approval of Light Fixtures

*A. Items delegated for staff review:*  
*1. The installation of conduit, motion detection fixtures, security lights, sconces, freestanding lights minimally visible from the public right-of-way.*  
*2. Light fixtures that are discreetly installed in porch ceilings, thresholds, or along walkways.*  
*3. Wall sconces and porch ceiling lanterns on the street façade(s) of a building that are compatible with the scale and style of a historic building.*

The applicant has proposed three different lighting schemes to highlight the exterior details of the building: an extended arm, a wall sconce, and a strip lighting channel. Staff has done research on appropriate methods of lighting large historic buildings and has found that there is not clear guidance on this topic. Staff has also consulted with Urban Design staff about their guidance for lighting. Staff has concerns that the exterior lighting will create harsh shadows and excessive illumination. Staff believes the extended arm will be the most visibly intrusive and recommends against this option. Staff recommends the Commission consider either the wall sconce or the strip lighting channel in a simple design to clearly identify it as a new feature. Staff further recommends the applicant submit details of the lighting design based on Commission feedback including design, materials, and locations for administrative review and approval.

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Building Elements, Awnings, pg. 72

*6. The choice of colors should be coordinated as part of an overall color scheme, and solid colors, wide stripes and narrow stripes may be considered inappropriate, depending on existing on-site conditions.*

At the June 25, 1997 Commission meeting a previous building owner was granted permission to install new scalloped awnings in a dark red/cranberry color. The current awnings are not in keeping with the original approved design. According to aerial images the current awnings were installed between 2011 and 2014. Historic photographs indicate the building did not consistently have awnings from at least the 1910s to the 1980s. Staff recommends approval of the proposed awning removal.

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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

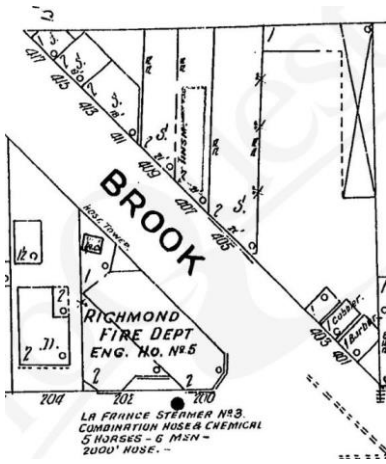


Figure 1. 1905 Sanborn map.



Figure 2 1925-1952 Sanborn map.

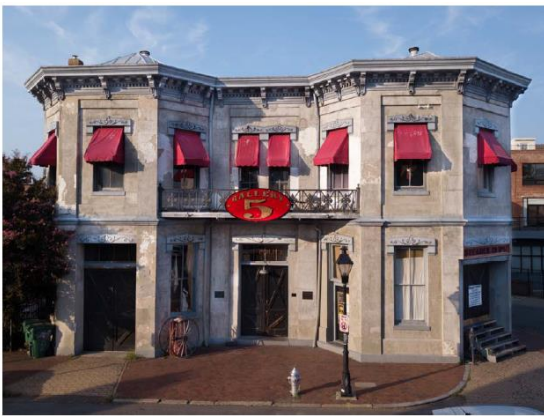


Figure 3. 200 West Marshall Street.



Figure 4. 200 West Marshall Street, Brook Road elevation.



Figure 5. Door 1, first floor entry door.



Figure 6. Door 2, second floor entry door.