



**Staff Report**  
**City of Richmond, Virginia**



**Commission of Architectural Review**

5. COA-107856-2022	<b>Final Review</b>	<b>Meeting Date: 3/22/2022</b>
<b>Applicant/Petitioner</b>	Bernard Logan	
<b>Project Description</b>	Rehabilitate a storefront, install a rear landing & stairs, and alter window openings.	
<b>Project Location</b>		
<b>Address:</b> 2430 Venable St.		
<b>Historic District:</b> Union Hill		
<b>High-Level Details:</b> <ul style="list-style-type: none"> <li>The applicant proposes to rehabilitate a storefront, install a rear landing &amp; stairs, and alter existing window openings on a ca. 1909 mixed-use building.</li> <li>The applicant proposes to use TPO to replace existing roofing</li> <li>The rear landing will be wooden with Richmond rail.</li> </ul>		
<b>Staff Recommendation</b>	<b>Approval, with Conditions</b>	
<b>Staff Contact</b>	Emily Routman, <a href="mailto:Emily.routman@rva.gov">Emily.routman@rva.gov</a>	
<b>Previous Reviews</b>	None	
<b>Conditions for Approval</b>	<ul style="list-style-type: none"> <li>Final window and door survey be submitted for staff review and approval.</li> <li>The aluminum of the storefront be painted, and not unfinished; final color selections submitted to staff for review and approval.</li> <li>The rear stairs &amp; landing be painted or stained a neutral color that complements the main structure.</li> <li>The three front façade, second-story windows have a 6/6 light configuration and be either true or simulated divided lights.</li> <li>Final siding paint colors be submitted to Staff for administrative review and approval.</li> <li>Any areas that are repointed match the original mortar in color and composition as closely as possible, and the new joints not be flush with the face of the brick, matching the reveal of the existing joints.</li> <li>Any new brick installed match the existing in dimension and style as closely as possible.</li> <li>Any salvageable, original storefront elements be maintained and</li> </ul>	

incorporated into the design of the storefront.

## Staff Analysis

Guideline Reference	Reference Text	Analysis
New Construction, Storefront Facades, pg. 59	<p><i>1. Historically, storefronts were defined by simple piers, large storefront windows, a cornice, and a signboard and/or attached signage.</i></p> <p><i>2. Street-level commercial facades should not have blank walls. Commercial activity at the ground-floor level enhances the streetscape by providing visual interest to passersby.</i></p>	<p>The applicant proposes to replace a non-original storefront with an aluminum and glass storefront.</p> <p>Photographic documentation demonstrates that the original storefront was a simple metal and glass design with little to no ornamentation. Staff finds that the proposed aluminum and glass design will resemble the simple design of the original storefront.</p> <p>Two front doors will be replaced with full glass doors with aluminum framing.</p> <p><u>Staff recommends that a final window and door survey be submitted for staff review and approval.</u></p> <p><u>Staff recommends that the aluminum of the storefront be painted, and not unfinished, final color selections submitted to staff for review and approval.</u></p>
Rehabilitation, Commercial Construction, pg. 56	<p><i>1. Conduct pictorial research to determine the design of the original building. The Valentine Museum has an extensive collection of photographs of Richmond's 19th-century building stock to aid in this research. If no pictorial documentation is available, any new additions to the storefront design should respect the character, materials and architectural style of the entire building. If possible, careful exploratory demolition should be conducted to determine the extent and condition of all original materials. Consult a knowledgeable professional before beginning work.</i></p>	<p>The applicant proposes to replace a non-original storefront with an aluminum glass storefront that will closely resemble historic imagery from the City Assessor's office.</p>
Building elements – Porches, Entrances & Doors, #4, 10, pg. 71	<p><i>4. Do not remove or radically change entrances and porches important in defining the building's overall historic character. Front and side porches are architecturally more ornate than utilitarian back porches.</i></p> <p><i>10. The addition of a new entrance to a primary dwelling elevation is strongly discouraged.</i></p>	<p>The applicant proposes to construct a rear landing and stairs. The landing &amp; stairs are will be wooden, with Richmond Rail. Staff recommends <u>approval with the condition that the stairs &amp; landing be painted or stained a neutral color that complements the main structure.</u></p>

<p>Standards for Rehabilitation – Residential Construction, pg. 59</p>	<p><i>5. Retain original windows including both functional and decorative elements such as frames, sash, muntins, glazing, sills, hood molds, paneled or decorated jambs and moldings, shutters and exterior blinds.</i></p>	<p>The applicant proposes to re-open 7 boarded up frame window openings, and 4 boarded up masonry window openings, installing double-hung, 1/1 wood windows to match the original opening sizes.</p> <p>Photographic documentation suggest that the three front façade, second-story windows had a 6/6 light configuration. To reflect the original windows, <u>Staff recommends that the three front façade, second-story windows have a 6/6 light configuration and be either true or simulated divided lights.</u></p> <p>The applicant is proposing to enclose three window openings on the western frame elevation of the building. These windows are minimally visible. Staff recommends approval of the removal of these window openings.</p>
<p>Admin. Approval Guidelines for Fiber Cement Siding</p>	<p>The replacement of wood siding with fiber cement siding may be approved administratively if the following criteria are met:</p> <ul style="list-style-type: none"> <li>• Smooth, unbeaded fiber cement siding is installed on the secondary elevations only. Textured siding should not be used, including faux wood grain finishes.</li> <li>• Secondary elevations have limited visibility from the public right-of-way.</li> <li>• A sufficient amount of existing wood siding is salvaged and installed with the historic reveals on the façade, or wood siding is replaced in-kind on the front façade.</li> <li>• Reveals of the new siding match the historic reveals.</li> <li>• The siding is painted a color or colors found on the Commission’s paint palette.</li> </ul>	<p>The applicant proposes to remove the existing lap siding on the side and rear elevation, replacing with smooth, unbeaded HardiePlank siding. Because the siding is in bad condition, missing, and not located on primary elevations, Staff recommends <u>approval with the condition that any paint colors should be submitted to staff for administrative review and approval.</u></p>
<p>Preservation Brief #2, Re-pointing</p>	<p><i>Mortars for repointing projects, especially those involving historic buildings, typically are custom mixed in order to ensure the proper physical and visual qualities. These materials can be combined in varying proportions to create a mortar with the desired performance and durability. The actual specification of a particular mortar type should take into consideration all of the factors affecting the life of the building including: current site conditions, present condition of the masonry, function of the new mortar, degree of weather exposure, and skill of the mason.</i></p>	<p>On a site visit, Staff noticed that some areas of brick are either missing or in need of repair. <u>Staff recommends that any areas that are repointed match the original mortar in color and composition as closely as possible, and that the new joints not be flush with the face of the brick, matching the reveal of the existing joints.</u></p> <p>For missing brick sections, <u>Staff recommends that any new brick installed match the existing in dimension and style as closely as possible.</u></p>

Standards for Rehabilitation, Residential Construction, #3, pg. 59

*Retain original metal features such as cast iron porches and steps, metal cornices, roofs, roof cresting, window sash, entablatures, columns, capitals, window hoods and hardware and the color and finish of all original materials.*

The existing storefront is boarded up. Staff does not know whether or not any original materials associated with the storefront remain. Staff recommends that any salvageable, original storefront elements be maintained and incorporated into the design of the storefront.

## Figures



Figure 1. Façade photo

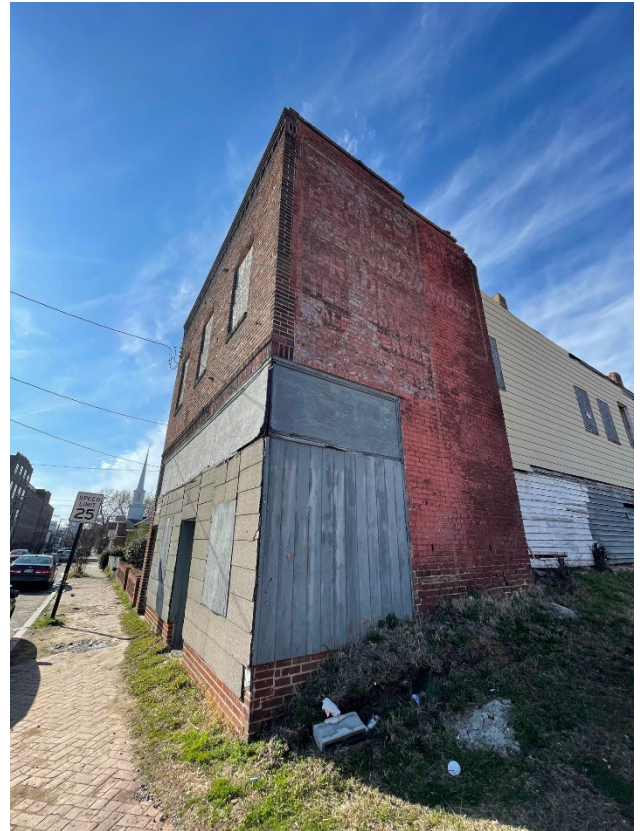


Figure 2. Photo showing front façade and east elevation



Figure 3. West elevation with faux brick siding

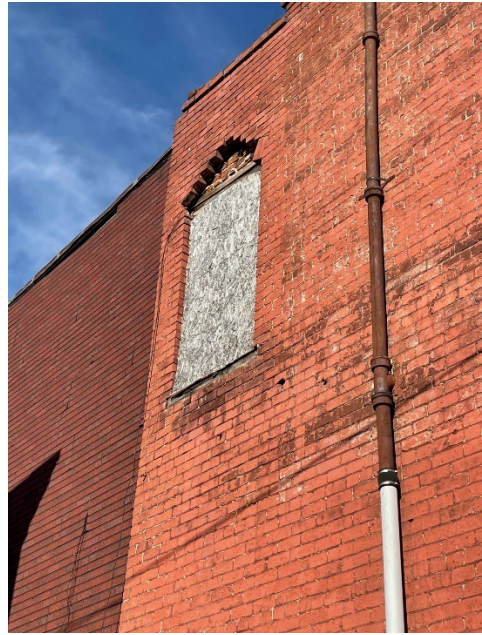


Figure 4. Close-up of masonry opening on West elevation



Figure 5. East elevation



Figure 6. West elevation



Figure 7. Rear elevation from public right-of-way



Figure 8. Photo from DHR files (ca. 1970) with altered storefront



Figure 9. Photo from Assessor's office ca. 1950s with the potentially original storefront configuration.