

1. COA-070163-2020

PUBLIC HEARING DATE

April 28th, 2020

PROPERTY ADDRESS

2306 East Leigh Street

DISTRICT

Union Hill

APPLICANT

E. Nall

STAFF CONTACT

C. Jones

Commission of Architectural Review STAFF REPORT



PROJECT DESCRIPTION

Revise previously approved plans for recently rehabilitated storefront.

PROJECT DETAILS

- At the June 25th, 2019 meeting the Commission reviewed and approved an application to rehabilitate the existing building including a new storefront system based on a historic photograph, the installation of new windows in existing openings on the side elevations, and new paint colors.
- The storefront was not installed as approved and the applicant proposes to install timber panels over the brick to create a cornice line and panels between the window openings.
- The applicant proposes to install wood raised letters for signage.
- The applicant proposes to paint the stone lintels and sills black.



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STAFF RECOMMENDATION

PARTIAL APPROVAL

STAFF RECOMMENDED CONDITIONS

- The headers and sills be painted a neutral grey color for masonry lintels and sills found on the paint palette.

STAFF ANALYSIS

New Construction, Storefront Facades, pg. 49, #1

Historically, storefronts were defined by simple piers, large storefront windows, a cornice, a signboard and/or attached signage, and awnings. The new storefront should be compatible with other historic storefronts within the district.

The originally approved plans include large plate glass windows with minimal solid panels between the openings. Staff finds the revised plans, with additional panels and less window spaces, maintains the historic patterns with a cornice line, sign board, and large storefront windows. Staff recommends approval of the revised storefront window pattern.

Standards for

Designs for signs in City Old and Historic Districts should reflect the pedestrian scale

Staff finds the proposed sign meets the *Guidelines* for signage. Staff finds that it is

Signage, pg. 73	<i>of the District. Signs within a District should be modest in size and addressed to pedestrians and slower vehicular traffic and...should use appropriate materials. Special consideration should also be paid to placement, lighting and installation of these signs.</i>	modest in size, addresses pedestrian traffic, and is placed in a traditional location. <u>Staff recommends approval of the proposed sign.</u>
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Paint, Masonry Buildings, Lintels and Sills, pg. 65	<i>Previously-painted stone only. Match original stone lintel color.</i>	The applicant requests permission to paint the stone headers and sills black. Staff finds that this is not in keeping with the <i>Guidelines</i> and recommends denial of this request. <u>Staff recommends the applicant submit a neutral grey found on the Commission palette for masonry lintels and sills to staff for review and approval.</u>
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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

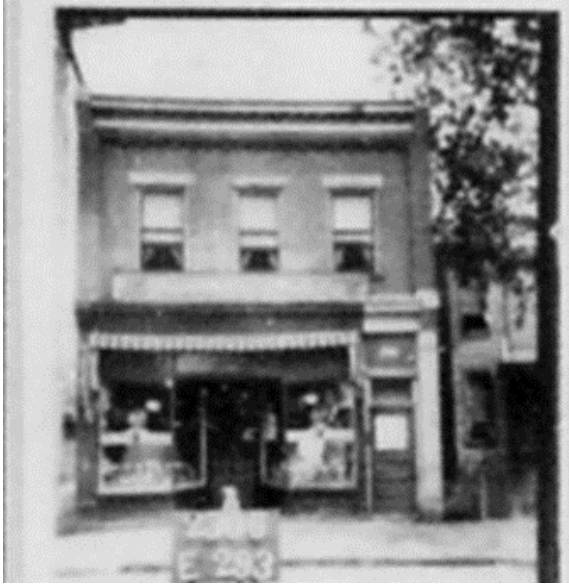


Figure 1. Assessor's photograph, ca. 1923-1956



Figure 2. 2306 E. Leigh St, current conditions



Figure 3. Storefront detail