

**COMMISSION OF ARCHITECTURAL REVIEW
STAFF REPORT
June 27, 2017, Meeting**

19. **COA-018234-2017** (T. Dennis)

**22 East Leigh Street
Jackson Ward Old and Historic District**

Project Description: **Rehabilitate three buildings for use as a community event center and construct a ticket booth.**

Staff Contact:

M. Pitts

The applicant requests conceptual review and comments for the rehabilitation of a church, an adjacent annex of the church, and a single story residential structure, for use as a community event center at the corner of East Leigh and North 1st Streets in the Jackson Ward Old and Historic District. The existing church is a brick Gothic church constructed in 1887 that serves as a Jackson Ward landmark with its three story tower that anchors the corner. The annex building is adjacent to the church on Leigh Street and is a two story brick building constructed in 1930. The third building that is a part of this project is located at 602 North 1st Street and is a brick Italianate cottage. The applicant is proposing the following work:

- **Awning:** At the front of the annex building, the applicant is proposing to install a half barrel entry awning. The awning will be a fabric awning and will be burgundy, charcoal, or turquoise blue in color. The awning will include signage on the side and the front.
- **Painting:** The applicant proposes to paint the previously painted brick church structure. The applicant has submitted multiple paint options that include shades of grey for the body of the structure and options for green, blue, red, and purple trim.
- **Lighting:** The applicant proposes to install 10 lights to up light the church.
- **Ticket Booth:** A small ticket booth is to be constructed to the west of the annex building. The ticket booth will be 5' by 8' and appears to be constructed of brick. The roof of the proposed ticket booth appears to be a pyramidal roof similar to that of the church's tower.
- **Fence:** Remove the existing metal fence in front of the annex building.
- **Door:** Replace the front door to the Italianate cottage with a half lite wood door. The existing door appears to be a modern replacement door.
- **Signage:** Replace the existing sign at the corner of East Leigh and North 1st Streets with a monument sign with a LED display.

The applicant is seeking **Conceptual Review** for this project. Conceptual review is covered under Sec. 30-930.6(d) of the City Code: The Commission shall review and discuss the proposal with the applicant and make any necessary recommendations. Such Conceptual Review shall be advisory only.

Awning: The *Richmond Old and Historic Districts Handbook and Design Review Guidelines* state that awnings should be placed carefully so that building elements are not obscured, and that the placement and size of awnings should not obscure distinctive architectural features (pg. 68, Awning Design & Placement #1, #2). Staff has concerns that the proposed awning will obscure the Gothic arch stained glass window above the front doors which is a distinctive architectural feature of the building's façade.

Painting: The Commission's paint palette notes that for the painting of previously painted masonry the colors of natural brick are strongly encouraged and recommends reds, browns, and yellow-clay colors. As the proposed colors for the body of the previously painted brick church are various shades of grey, staff encourages the applicant to select a color of natural brick from the Commission's paint palette. Additionally, staff finds only the proposed green trim color is a color found on the Commission's paint palette for trim.

Lighting: The Guidelines note that lighting should not detract from the character of the district (pg. 72, #2). Staff finds the simple uplighting will not detract from the district.

Ticket Booth: Staff reviewed the ticket booth as an outbuilding under the guidelines for residential outbuilding found on page 48 of the Commission's Guidelines. The *Guidelines* note that outbuildings including auxiliary structures such as this ticket booth should be compatible with the design of the primary building on site including roof slope and materials selection (pg. 48, #1). The proposed ticket booth incorporates a roof form and details found in the tower of the church and appears to be constructed of brick which is consistent with all three primary structures. The *Guidelines* note that new outbuildings should be located to the rear and/or side of the property to emphasize that they are secondary structures. As a site plan was not provided, staff does not know the exact location of the proposed ticket booth. Staff encourages the applicant to locate the booth on the west side of the annex building and for the booth not to sit proud of the annex building.

Fence: Staff supports the removal of the fence at the front of the annex building. Staff has determined the fence is a modern addition as it is not present in pictures of the property from 1992.

Door: Staff supports the replacement of the inappropriate replacement door with a faux leaded lite with an appropriate wood door.

Signage: The *Guidelines* note that signs should related to the architectural features of an individual building (pg. 71, General Sign Guidelines #3). Staff does not find the style of the proposed sign relates to the architecture of the subject buildings. Staff encourages the applicant to reuse the existing sign at the corner whose design was based on the gables found on the church and annex building. Staff recommends against the use of the proposed LED display as the Guidelines specify that LED and plasma displays will not be approved for use in City Old and Historic Districts (pg. 71, General Sign Guidelines #9).

The following items will need to be included for final review:

- Dimensions and materials for the proposed canopy
- A dimensioned site plan to include the location of the ticket booth, sign, and canopy
- Dimensioned elevations of the ticket booth
- Description of materials for the ticket booth
- Description of any proposed signage for the ticket booth
- Description of materials for the sign