

5. COA-044093-2018

PUBLIC HEARING DATE

November 27, 2018

PROPERTY ADDRESS

508 W Broad St

DISTRICT

Broad Street

APPLICANT

Shop 508 LLC



STAFF CONTACT

Chelsea Jeffries

Commission of Architectural Review

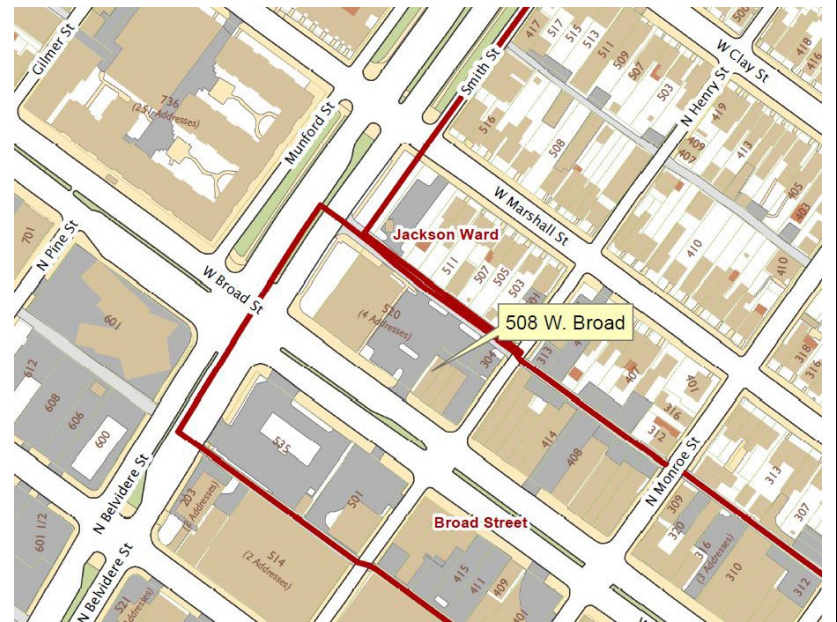
STAFF REPORT

PROJECT DESCRIPTION

Construct rear deck and stairs and paint exterior masonry.

PROJECT DETAILS

- The applicant requests approval to rehabilitate a 2-story brick Italianate commercial building in the Broad Street City Old and Historic District.
- The applicant is proposing the following work:
 - Replace trim on existing mural with PVC.
 - Paint the exterior walls and trim beige.
 - Install a sign.
 - Construct a second story deck of stained pressure treated wood.
 - Install a fiberglass door in the second story door opening, painted green, with a black metal security door.



The City of Richmond assumes no liability either for any errors, omissions, or inaccuracies in the information provided regardless of the cause of such or for any decision made, action taken, or action not taken by the user in reliance upon any maps or information provided herein.

STAFF RECOMMENDATION

APPROVE WITH CONDITIONS

PREVIOUS REVIEWS

None.

STAFF RECOMMENDED CONDITIONS

- The unpainted brick on the rear of the building not be painted.
- Any unpainted masonry sills remain unpainted and previously painted masonry sills be painted a color consistent with the Commission's paint palette. Paint details be submitted to staff for administrative review and approval.
- Only the deck surface be screened and the stair railing be Richmond rail or typical square, spaced pickets placed on the inside of the handrail for a more finished appearance.
- A privacy fence also be installed along the western property line, to screen the sub-decking.
- Documentation of the condition of the existing door be submitted to staff for administrative review.
- Window specifications for the new windows be submitted for administrative review. If the windows do not meet the Commission's Guidelines, new wood or aluminum clad wood windows with simulated divided lites to include interior and exterior muntins and a spacer bar be installed. The new windows should match the design of the historic windows, to include historic lite configuration and ogee lugs on the façade windows.
- Staff recommends denial of the sign installation.

STAFF ANALYSIS

Historic Masonry #1, pg. 63	<i>Do not paint historic brick or stone masonry that has not previously been painted. Painting previously unpainted masonry is historically inaccurate and is not permitted.</i>	<p>The applicant is proposing to paint the entire brick building beige with beige trim. The second story of the rear elevation and the side of the building which was formerly a shared wall with an adjacent building are unpainted. The unpainted brick on the side wall appears to be in disrepair. Though staff does not typically support the painting of unpainted masonry, this wall was not intended to be an exterior wall and is in poor condition so staff supports the painting of the wall in this particular case. <u>Staff recommends the unpainted brick on the rear of the building not be painted.</u></p> <p>The applicant is also proposing to paint the window sills, doors, and door trim green. Green is an approved trim and door color and <u>staff recommends approval of painting the doors and trim. However, any unpainted masonry sills should remain unpainted. Previously painted masonry sills should be painted a color consistent with the Commission's paint palette. Paint details should be submitted to staff for administrative review and approval.</u></p>
Decks, #1, pg. 51	<i>Decks should not alter, damage or destroy significant site elements of the property.</i>	<p>The proposed deck will not alter or destroy any significant site elements.</p>
Decks, #3, pg. 51	<i>Deck design may include vertical picket balustrades or contemporary railing that is in scale with the house and the deck.</i>	<p>Staff finds that the proposed solid railing is not consistent with a typical deck railing with vertical pickets and is not consistent with decks found in the district. The applicant wishes to screen the proposed deck from the adjacent parking lot. <u>Staff recommends only the deck surface be screened and the stair railing be Richmond rail or typical square, spaced pickets placed on the inside of the handrail for a more finished appearance.</u></p>
Decks, #4, pg. 51	<i>Deck sub-decking should be screened.</i>	<p>The applicant is proposing to install a wood privacy fence along the eastern property line beneath the proposed deck. <u>Staff recommends a privacy fence also be installed along the western property line, to screen the sub-decking.</u></p>
Substitute materials, pg. 60	<i>Painted PVC decorative features may be used as a substitute material for deteriorated wood and metal features.</i>	<p>Staff recommends approval of the proposed installation of painted PVC trim for the existing mural.</p>
#6, 7, pg. 59	<i>Retain original entrances and porches including doors.</i> <i>Use materials that match the original in</i>	<p>The second story rear door appears to be a wood door, possibly with a half-lite. <u>Staff recommends documentation of the condition of the existing door be submitted to staff for</u></p>

	<i>type, or use physically and chemically compatible substitute materials that convey the same appearance. Use available documentation when reconstructing missing elements.</i>	<u>administrative review. Staff recommends the door be repaired and retained if possible. If the door is beyond repair, the door should be replaced in-kind.</u>
#5, pg. 59	<i>Retain original windows including both functional and decorative elements.</i>	Staff has observed that the windows in the building have recently been replaced. The replacement windows do not appear to be consistent with the Guidelines as they have grid-between-glass muntins. <u>Staff recommends window specifications for the new windows be submitted for administrative review. If the windows do not meet the Commission's Guidelines, staff recommends new wood or aluminum-clad wood windows with simulated divided lites to include interior and exterior muntins and a spacer bar be installed. The new windows should match the design of the historic windows, to include lite configuration and ogee lugs on the façade windows.</u>
Doors and Windows #6, pg. 49	<i>Screen or storm doors placed in front of original, primary residential doors should be simple, single-light or double-light styles that do not hide the features and detailing of the primary door.</i>	The Guidelines do not specifically address the installation of metal security doors. Staff has reviewed the proposed security door against the guidelines for storm doors. The proposed door is generally consistent with the Guidelines as it is of a simple design and will not hide the door.
Signs, #4, pg. 75	<i>Signs should be located in traditional sign placement areas.</i>	The proposed new sign generally meet's the Commission's guidelines for signs. However, zoning staff have determined that the sign is not in compliance with the city's sign ordinance. <u>Staff recommends denial of the new sign installation.</u>

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.

IMAGES

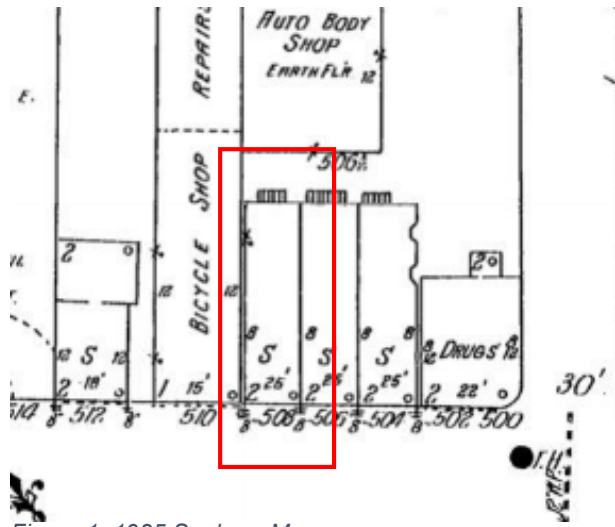


Figure 1. 1925 Sanborn Map



Figure 2. Building at 510 West Broad Street, 1992.

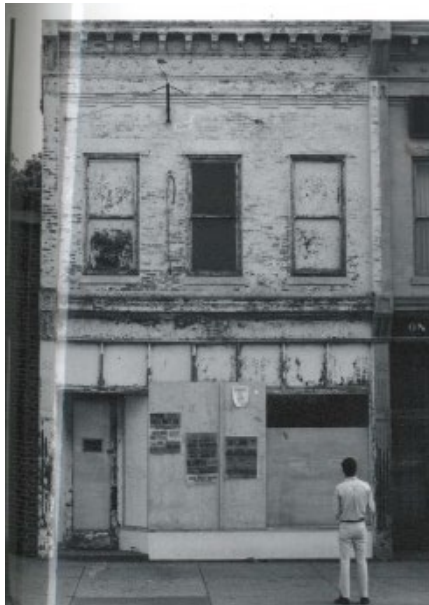


Figure 3. 508 West Broad Street, 1980.



Figure 4. Side wall, 508 W. Broad Street



Figure 5. Side wall detail.



Figure 6. Replacement windows, facade.



Figure 7. Rear of 508 W. Broad Street.



Figure 8. Rear decks, 500-506 W. Broad Street.