

**COMMISSION OF ARCHITECTURAL REVIEW
STAFF REPORT
November 22, 2016 Meeting**

14. **CAR No. 16-152** (R. Hopper)

**215 West Clay Street
Jackson Ward Old and Historic District**

Project Description: **Rehabilitate the existing structure to include replacing or infilling with wood panels existing windows and doors and painting the structure.**

Staff Contact: **M. Pitts**

The applicant requests approval to rehabilitate a commercial structure at the corner of West Clay Street and Brook Road in the Jackson Ward Old and Historic District. The applicant came before the Commission on October 25, 2016 for window replacement, installation of infill panels, altering window and door openings, and painting the structure. The Commission deferred the application to allow the applicant the opportunity to explore ways to enclose windows from the interior; to explore repairing and retaining the existing windows or to provide a more detailed window survey if window replacement is still desired; and to provide additional details about the first floor openings on the Brook Road elevation. As the applicant has not completed a detailed window survey, this application is limited to the following:

- On the Brook Road elevation, replace the existing window with a door and side lite and a transom above and replace an existing door with fixed door panel and a transom above.
- Paint the previously painted brick structure as follows:
 - Previously painted brick: Roycroft Copper Red (SW2839)
 - Lintels and Sills: Classic Light Buff (SW0050)
 - Wood Trim and Window Frames: Tricorn Black (SW6258)
 - Doors: Blueblood (SW6966)
- Restore Dr. Pepper signage on the Clay Street Elevation

Staff recommends partial approval of the project with conditions.

Brook Road Openings: The *Richmond Old and Historic Districts Handbook and Design Review Guidelines* state that changes to existing windows on secondary elevation are to be considered by the Commission on a case-by-case basis. Though staff has some concerns about altering the openings on the 1st story of the Brook Road elevation as this is a primary elevation, staff believes that the existing window may have previously been a door based on the width of the opening and the presence of the granite sill. Staff supports the installation of the door and side lite to match the configuration of the door and side lite on the West

Clay Street elevation and the transom to align with the historic transom in the adjacent opening. In the adjacent opening staff supports retaining this opening as a door as due to the presence of the granite curb, it appears there has historically been a door in this opening. Staff recommends approval of the replacement of the non-historic door with a fixed door panel with the condition that the existing transom remain above as it appears original and not deteriorated beyond the point of repair.

Painting: Staff finds the proposed paint colors for the previously painted brick, trim, lintels and sills, and trim and window frames are appropriate based on the Commission's recently approved Guidelines for Paint. As the updated Guidelines do not include blue as an appropriate door color, staff cannot recommend approval of this color. The Commission may wish to consider if the blue color may be appropriate as it is similar to a blue on the Commission's previous paint palette.

Restoring Dr. Pepper Signage: The applicant has provided an image from the 1976 Jackson Ward survey which shows the presence of a painted wall sign on the structure. The Guidelines encourage retaining painted wall signs such as the Dr. Pepper sign (pg. 69). Unfortunately, this wall sign has been painted over though it is visible where the paint is chipping off the structure. The applicant is requesting to restore the historic wall sign but would prefer to use a more detailed sign as submitted. As the Guidelines note that the Commission may approve the replication of a painted all sign for a contemporary use on a case-by case basis, staff supports the restoration of this wall sign on this previously painted façade.

It is the assessment of staff that the application, with the noted condition, is partially consistent with the Standards for Rehabilitation in Sections 30-930.7(b) 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.