

1. COA-060589-2019

PUBLIC HEARING DATE

September 24th, 2019

PROPERTY ADDRESS

14 1/2 West Leigh Street

DISTRICT

Jackson Ward

APPLICANT

14 1/2 West Leigh Street, LLC

STAFF CONTACT

C. Jones

Commission of Architectural Review

STAFF REPORT

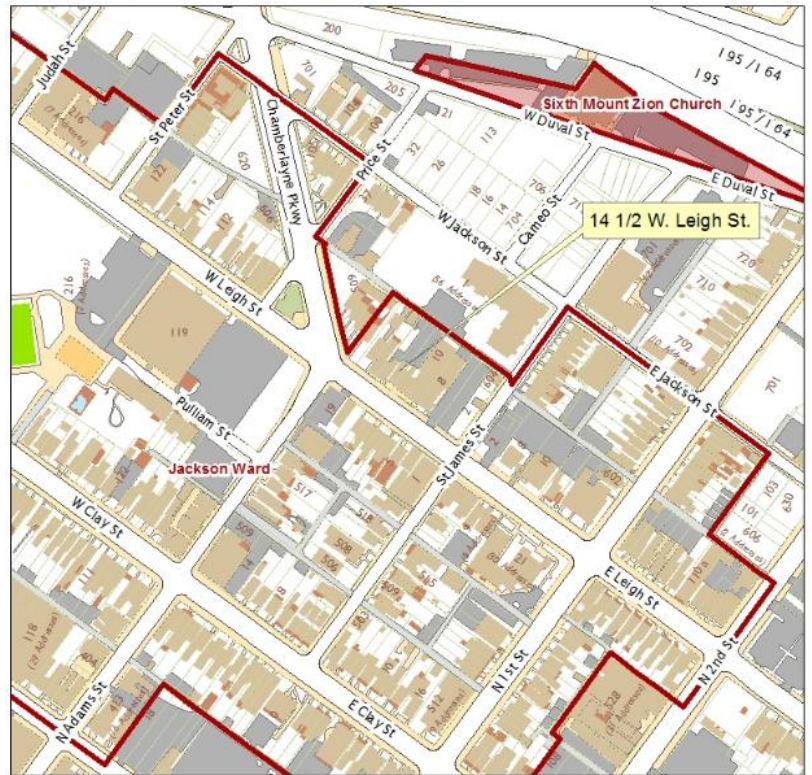


PROJECT DESCRIPTION

Rehabilitate an existing building; demolish rear section and reconstruct front porch.

PROJECT DETAILS

- The applicant proposes to rehabilitate the existing building. The project has received approval for historic rehabilitation tax credits.
- On the front façade the applicant proposes to reconstruct the failing masonry wall, rebuild the front porch, install a new half-light door with side light and transom, and install new one-over-one windows.
- The new porch will have a metal standing seam roof, four wood columns, and a concrete floor.
- On the rear, the applicant proposes to demolish a rear section, close an existing door opening on the second floor, and add a new door in an existing opening.



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STAFF RECOMMENDATION

Approve with conditions

PREVIOUS REVIEWS

The Commission previously reviewed this application at the February 24th, 2019 meeting. At the meeting the Commission partially approved the application. The Commission approved the majority of the proposed rehabilitation of the building with the following conditions: the windows on the façade be arched, not square, and specifications be submitted to staff for administrative review and approval; the applicant submit a site plan with the location of the proposed HVAC system and any proposed site improvements for review and approval; and the applicant submit Part II application and approval letters from the Virginia Department of Historic Resources (DHR) and the National Park Service (NPS) for administrative review and approval. The Commission denied the porch column design and porch roof material and the demolition of the rear section and stated the applicant could return if DHR and the NPS granted approval for these items. Since the February 24th, 2019 meeting DHR has approved the application for rehabilitation tax credits including the porch design and the demolition of the rear section.

STAFF RECOMMENDATIONS

- The windows on the front façade be arched.
- The applicant use a flat lock metal or a dark TPO roof for the porch.
- The applicant submit a site plan with the location of the proposed HVAC system and any proposed site improvements for review and approval.
- Any additional conditions imposed by the Virginia Department of Historic Resources and/or the National Park Service be submitted for administrative review and approval.

STAFF ANALYSIS

Building Elements, Windows, pg. 69, #s5, 7	<p>5. <i>Original masonry openings for doors and windows should be maintained. Infilling original masonry openings is strongly discouraged.</i></p> <p>7. <i>Windows should only be replaced when they are missing or beyond repair. Any reconstruction should be based on physical evidence or photo documentation.</i></p>	<p>The <i>Guidelines</i> indicate that original openings should be maintained. The applicant proposes to install an aluminum clad wood, two-over-two window in the existing openings. <u>Staff recommends the windows on the front façade be arched.</u></p>
Building Elements, Porches, Entrances, and Doors, pg. 71#5	<p>5. <i>The entire porch should only be replaced if it is too deteriorated to repair or is completely missing; replacements should match the original as much as possible.</i></p>	<p>The applicant proposes to reconstruct the missing porch based on a historic photograph. The proposed new porch will have a standing seam metal roof supported by four square Doric columns. <u>Staff recommends approval of the porch reconstruction with the condition that the application utilize a flat lock metal or a dark TPO roof.</u></p>
Sec. 30-930.7. Standards and guidelines, Standards for demolition.	<p>The commission of architectural review shall not issue a certificate of appropriateness for demolition of any building or structure within an old and historic district, unless the applicant can show that there are no feasible alternatives to demolition. The demolition of any building deemed by the commission to be not a part of the historic character of an old and historic district shall be permitted. The demolition of any building that has deteriorated beyond the point of being feasibly rehabilitated is permissible, where the applicant can satisfy the commission as to the infeasibility of rehabilitation.</p>	<p>The applicant proposes to remove a section at the rear of the building. DHR has approved the removal of this section of the building. Additionally, the applicant has indicated to staff that this section is structurally unsound. Staff believes that due to its condition this section does not contribute to the historic character of the building and recommends approval of the demolition of the rear section.</p>
Mechanical Equipment, HVAC, pg. 68	<p>1. <i>New units should be placed in side or rear yards so as to minimize their visual impact. Side yard units should be located as far away from the front of the building as possible.</i></p> <p>2. <i>Rooftop units should be located so that they are minimally visible from the public right-of-way, and screening should be considered.</i></p> <p>3. <i>HVAC equipment on the ground should be appropriately screened with fencing or vegetation.</i></p>	<p>The applicant has not submitted information about the proposed location of the HVAC system or any kitchen or bathroom exhaust fans. <u>Staff recommends the applicant submit a site plan with the location of the proposed HVAC system for review and approval.</u></p>

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. 14 1/2 West Leigh Street, ca. 1940.



Figure 2. 14 1/2 West Leigh Street, current conditions.



Figure 3. 14 1/2 West Leigh Street, rear elevation, current conditions.