

### 3. COA-084170-2020

PUBLIC HEARING DATE

January 26, 2021

PROPERTY ADDRESS

1309-1317 East Main Street

DISTRICT

Shockoe Slip

APPLICANT

Duesenberg Properties, LLC

STAFF CONTACT

C. Jones

# Commission of Architectural Review

## STAFF REPORT

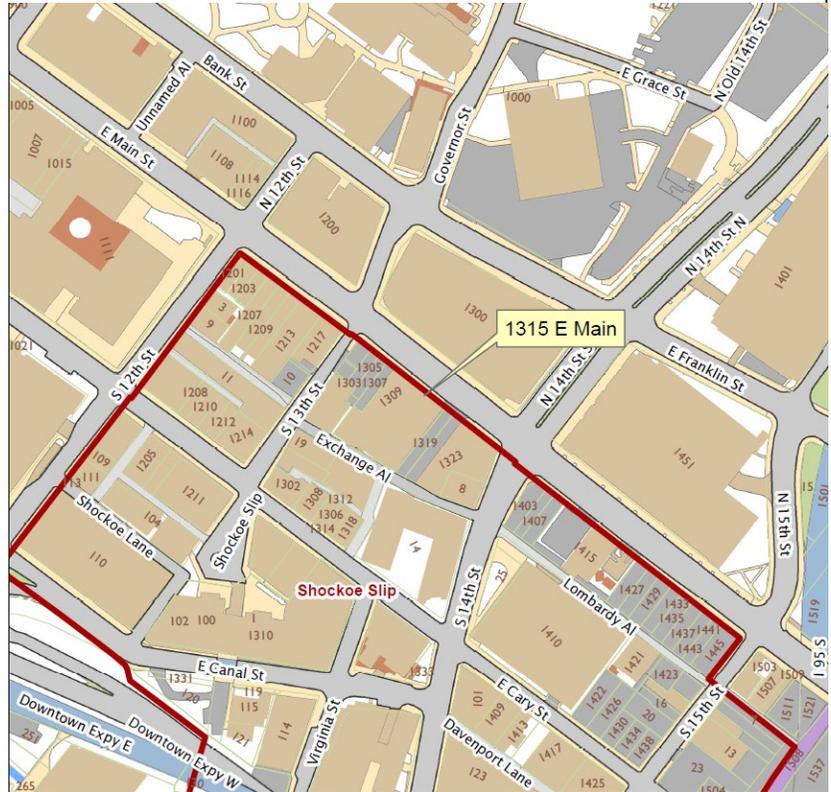


### PROJECT DESCRIPTION

**Create new openings in a masonry building and expand a rooftop addition.**

### PROJECT DETAILS

- The applicant proposes to renovate 1315 E Main Street from a single commercial office space to 24 apartments. As part of this conversion the applicant proposes new window openings and changes to the rooftop balcony area.
- New window openings are proposed on the east and west elevations and the recessed north elevation. The windows on the east and west elevation will align with the previously approved openings on the lower floors.
- Additional window openings are proposed on the northernmost bay of the west elevation.
- On the east and south elevations there are two existing balconies. The applicant proposes to remove the angled walls and install interior walls and new patio doors.
- On the south elevation is an atrium area. In this location the applicant proposes to remove the atrium and build out walls to create a balcony area for three units.
- On the upper story of the north elevation, closest to East Main Street, the applicant proposes to extend the existing roofline of the balcony to shelter the existing storefront.



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### STAFF RECOMMENDATION

## PARTIAL APPROVAL WITH CONDITIONS

### PREVIOUS REVIEWS

At the March 26, 2013 meeting the Commission approved new window and balcony openings on the secondary and rear elevations. During the meeting, the Commission discussed extending the windows to the fourth floor.

### STAFF RECOMMENDEDATIONS:

Staff recommends denial of the proposed new northernmost window openings on the west elevation, as they would be highly visible from East Main Street and do not align with existing openings on this elevation.

Staff recommends approval of the other openings and changes with the following condition: the final window specifications be submitted to staff for review and approval.

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## STAFF ANALYSIS

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Window Replacement and/or Reconstruction, pg. 69,

*8. The number, location, size or glazing pattern of windows should not be changed by cutting new openings, blocking out windows or by installing replacement sash that do not fit the original window. Changes to existing windows or the addition of new windows along a secondary elevation will be considered by the Commission on a case-by-case basis.*

The Commission approved new window openings on the east and west elevations and recessed north elevation with the suggestion that the windows be carried to the fourth floor. Staff recommends approval of the new fourth floor window openings that are aligned with the existing new openings with the condition that the final window specifications be submitted to staff for review and approval. Staff recommends denial of the proposed new northernmost window openings on the west elevation, as they would be highly visible from East Main Street and do not align with existing openings on this elevation.

Porches and Porch Details, pg. 49

*4. Faux balconies (flat, applied constructs with no depth) are discouraged. Small projecting balconies are acceptable.*

The *Guidelines* allow for small balconies. Staff finds that the changes to the interior walls of the recessed balconies on the side and rear elevations will not significantly alter the look and appearance of these features. Staff recommends approval of the changes to the side and rear balconies.

Roof Replacement / Reconstruction, pg. 66

*4. New elements such as vents or skylights should not be added to the front façade of a roof. These elements should be located in roof areas hidden from primary views.*

The applicant proposes changes to the rear elevation top floor atrium area. Staff finds that this area is barely visible from the alley and surrounding area. Staff recommends approval of the changes to the atrium area.

The applicant also proposes to extend the roofline of the recessed balcony space. Staff finds that there is limited visibility of this area, and recommends approval of the roof extension.

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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. West elevation



Figure 2. East elevation



Figure 3. Façade



Figure 4. Rear elevation