



**Staff Report**  
**City of Richmond, Virginia**



**Commission of Architectural Review**

COA-098253-2021	<b>Final Review</b>	<b>Meeting Date: 9/28/2021</b>
<b>Applicant/Petitioner</b>	Martin Coenen	
<b>Project Description</b>	Alter a former storefront, removing a fixed set of doors and replacing with a window; replace existing entry doors.	
<b>Project Location</b>		
<b>Address: 513 N. 27<sup>th</sup> St.</b>		
<b>Historic District: Church Hill North</b>		
<b>High-Level Details:</b> <ul style="list-style-type: none"> <li>The applicant proposes to alter a former storefront on a ca. 1870 brick Italianate converted commercial building.</li> <li>The applicant proposes to replace the first floor windows to match the existing 2<sup>nd</sup> floor windows and install transom windows.</li> <li>The applicant proposes to replace the northern entrance doors with new, wooden doors.</li> <li>The applicant proposes to replace the inoperable southern entrance doors with windows.</li> <li>Historic Richmond Foundation has a preservation easement on this property.</li> </ul>		
<b>Staff Recommendation</b>	<b>Denial</b>	
<b>Staff Contact</b>	Emily Routman, Emily.routman@rva.gov	
<b>Previous Reviews</b>	None	
<b>Staff Recommendations</b>	<ul style="list-style-type: none"> <li>Staff recommends denial of replacing the northern entry doors with new, wooden doors and recommends that if the door cannot be repaired, that it be replaced in-kind. If the northern door cannot be repaired, that it be replaced in-kind with an exact match.</li> <li>Staff recommends denial of the installation of new store front windows.</li> <li>Staff recommends denial of replacing the southern doors with windows.</li> </ul>	

## Staff Analysis

Guideline Reference	Reference Text	Analysis
<p>Building Elements – Porches, Entrances, and Doors, pg. 71</p>	<p><i>14. Do not remove original doors and door surrounds. Replacement doors and door surrounds with stamped or molded faux paneling or leaded, beveled, or etched glass are strongly discouraged and rarely permitted. Stamped or molded faux panel doors are inappropriate substitutes for door types found in historic districts.</i></p>	<p>The applicant proposes replacing the northern entrance doors with new, wooden doors with taffeta privacy glass. The applicant has stated that the doors are deteriorated beyond repair. After a site visit, staff believes the current doors are original to the building and can be repaired. Therefore, <u>Staff recommends denial of replacing the northern entry doors with new, wooden doors and recommends that if the door cannot be repaired, that it be replaced in-kind.</u></p>
<p>Standards for Rehabilitation – Residential Construction, pg. 59</p>	<p><i>5. Retain original windows including both functional and decorative elements such as frames, sash, muntins, glazing, sills, hood molds, paneled or decorated jambs and moldings, shutters and exterior blinds.</i></p> <p><i>6. Retain original entrances and porches including doors, frames, fanlights, sidelights, steps, balustrades, pilasters, entablatures, columns, and decorative features.</i></p>	<p>The applicant proposes replacing the 4 existing, 5 by 4 store front windows with windows to match the existing second story windows and to install transom windows. Staff was unable to locate documentation demonstrating that the current windows are not the original. Therefore, <u>staff recommends denial of the installation of new store front windows.</u></p> <p>The applicant proposes replacing the inoperable southern entrance doors with windows to match the existing first floor windows. Staff believes the current doors are original to the building. Although the southern door is inoperable as an entrance, staff believes it’s an important architectural feature of the front façade. Therefore, <u>Staff recommends denial of replacing the southern doors with windows.</u></p>

# Figures

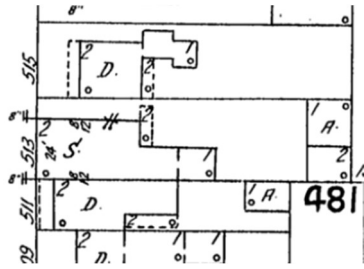


Figure 1. 1924-1925 Sanborn Map



Figure 2. Façade photo



Figure 3. Photo from DHR archives.



Figure 4. Existing front entry doors to be replaced.



Figure 5. Existing secondary entrance with fixed doors to be replaced with a window.