

4. COA-047275-2019

PUBLIC HEARING DATE

January 22, 2019

PROPERTY ADDRESS

19 West Leigh Street

DISTRICT

Jackson Ward

APPLICANT

S. Khaled

STAFF CONTACT

Carey L. Jones

Commission of Architectural Review

STAFF REPORT



PROJECT DESCRIPTION

Installation of two plate glass windows and addition of rear stairs.

PROJECT DETAILS

- The applicant requests approval to rehabilitate a 2-story brick Italianate commercial building in the Jackson Ward City Old and Historic District.
- The applicant is proposing the following work:
 - Insertion of two plate glass windows into a side elevation
 - Construction of a rear staircase with landing and metal railing
 - Replacement of missing windows on façade and side elevation
 - Insertion of a new storefront door



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STAFF RECOMMENDATION

PARTIAL DENIAL/APPROVE WITH CONDITIONS

PREVIOUS REVIEWS

None.

STAFF RECOMMENDED CONDITIONS

- Window specifications for the new windows be submitted for administrative review. The replacement windows be one-over-one, wood or aluminum-clad wood windows.
- Any unpainted masonry remain unpainted. If new paint is proposed, the colors be submitted to staff for administrative review and approval.
- The replacement door specifications be submitted to staff for administrative review and approval.
- Design details and location for any proposed signage be submitted for administrative review and approval.
- Zoning staff have informed Commission staff that screening is required for the parking; staff recommends the proposed screening and lighting plan be submitted for administrative review and approval.

STAFF ANALYSIS

Windows, pg. 69, #8	<i>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.</i>	<u>Staff recommends denial of the proposed new plate glass openings on the west elevation.</u> The <i>Guidelines</i> recommend against allowing new window openings, especially on visible elevations.
Secretary of the Interior Standards, pg. 5, #s9-10	<i>9. New additions, exterior alterations or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale and architectural features to protect the historic integrity of the property and its environment.</i> <i>10. New construction shall be undertaken in such a manner that if removed in the future the essential form and integrity of the historic property and its environment would be unimpaired.</i>	The <i>Secretary of the Interior Standards</i> do not allow for exterior alterations that destroy historic materials and that are not easily reversible. Staff finds the proposed insertion of new large windows in a highly visible masonry wall is not compatible with the massing, size and scale of the existing openings and will negatively impact the historic integrity of the building. Staff finds that the insertion of new, large windows is not an action that can be easily reversed, and attempts to repair it would impact the historic integrity of the building.
Window Replacement and/or Construction, pg. 69, #s7, 9-11	<i>7. Windows should only be replaced when they are missing or beyond repair. Any reconstruction should be based on physical evidence or photo documentation.</i> <i>9. The architectural character of windows should not be altered by inappropriate materials or finishes that radically change the sash, depth of reveal, muntin configuration, the reflective quality or color of the glazing or the appearance of the frame.</i> <i>10. The architectural appearance of original windows should be used as a model for new windows. Changes in the sash, depth or reveal, muntin configuration, frame or glazing is strongly discouraged. New glass should not be tinted or receive reflective coatings.</i> <i>11. Because the material cannot be manufactured to model effectively the appearance of historic windows, vinyl windows are not appropriate for historic buildings in historic districts.</i>	Staff found a photograph from 1987 which indicates at one point the windows on the front elevation were one-over-one windows. <u>Staff recommends the consistent use of one-over-one windows on the front and side elevations as there is not a historic precedent for the proposed multi-light windows, though there is for a one-over-one window.</u> <u>Staff finds the proposed vinyl windows are not appropriate for the building and recommends the applicant use a wood or aluminum clad wood window. Staff recommends the window specifications be submitted for administrative review and approval.</u>
Decks, #1, pg. 51	<i>Decks should not alter, damage or destroy significant site elements of the property.</i>	Staff finds the proposed rear stairs will not alter or destroy any significant site elements and <u>recommends approval of the rear landing and stair.</u>
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>	Staff finds that the proposed metal landing and railing is contemporary in design and compatible with the existing building.

Administrative
Approval of
Door
Replacements

- *The replacement door replicates the original door if there is physical evidence or photographic documentation or is of a simple design representative of the architectural character of the building.*
- *The proposed door is constructed of wood and/or glass, if glass was historically present.*
- *Replacement doors fit the existing openings without altering the size or shape of the opening. Transom windows or sidelights and door surrounds, including decorative elements, are retained or replaced with the same material and light configuration.*
- *The reconstruction of a missing door or door surround is based on physical evidence or photographic documentation.*
- *The door installation will not damage any contributing historic features.*

Photographic evidence indicates that a simple two-leaf door with an unadorned arched transom existed on the front façade. Staff recommends the replacement doors be paired glass doors. Staff recommends the replacement door specifications be submitted to staff for administrative review and approval.

General
Signage
Guidelines, pg.
75, #1-9

1. *Signs should be easy to read.*
2. *Signs should complement the signage of neighboring businesses.*
3. *Signs should relate to the architectural features of an individual building.*
4. *Signs should be located in traditional sign placement areas (cornice, sign-bands, transoms, display windows, etc.).*
5. *Signs should not obstruct important architectural elements or details.*
6. *Signs should not display colors that clash or conflict with a building.*
7. *Signs should not be internally illuminated.*
8. *Signs should not use animation or flashing or moving lights.*
9. *LED and plasma display signs will not be approved for use in City Old and Historic Districts.*
10. *Signs should not use franchised trademarks that do not represent the primary business.*
11. *Internally illuminated plastic signs may be appropriate in newer commercial corridors but are not appropriate for use in Old and Historic Districts.*

The applicant has not proposed an advertising sign. If, in the future, a sign is proposed, staff recommends it be designed in a manner that is consistent with the *Guidelines*. If a sign is proposed, staff recommends the design and location be submitted to staff for administrative review and approval.

Historic
Masonry #1, pg.
63

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.

The applicant has not provided information about proposed painting or repairs to the exterior materials. Staff recommends the unpainted brick remain unpainted and any new paint colors be consistent with the Commission's paint palette. Paint details

should be submitted to staff for administrative review and approval.

Standards for
Site
Improvements,
pg. 77, #1, 3

1. Parking lots should be broken up as much as possible with interior landscaped islands and should be well screened from the public right-of-way and adjacent properties. Appropriate screening may include landscaping, walls, fences or berms. If a vegetative screen is chosen, the type(s) and numbers or shrubs and trees used should ensure a high density screen between parking lot and street.

3. Parking lot lighting should be kept to a minimum, keeping spill-over to a minimum and using the lowest wattage possible, especially in residential areas.

Zoning staff have informed Commission staff that the parking lot should be screened as a condition of zoning approval. Commission staff recommends that the screening and lighting plan for the side parking lot be submitted to staff for administrative review and approval.

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

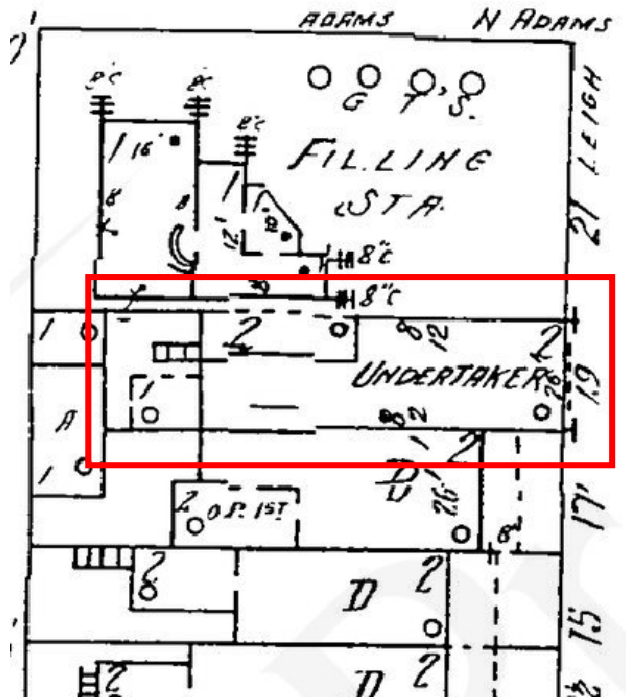


Figure 1. 1950 Sanborn Map

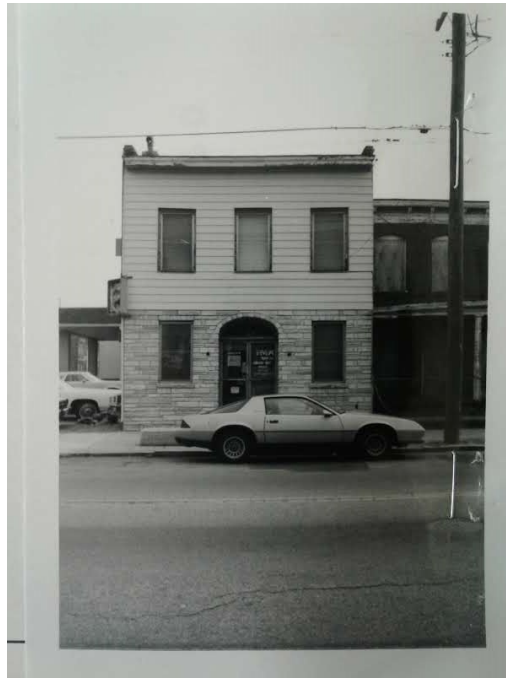


Figure 2. 19 W Leigh Street, ca 1987.



Figure 3. 19 W Leigh Street, south elevation.



Figure 4. 19 W Leigh Street, north elevation.



Figure 5. 19 W Leigh Street, facade.



Figure 6. 19 W Leigh Street, rear elevation.



Figure 7. 19 W Leigh Street, door detail.