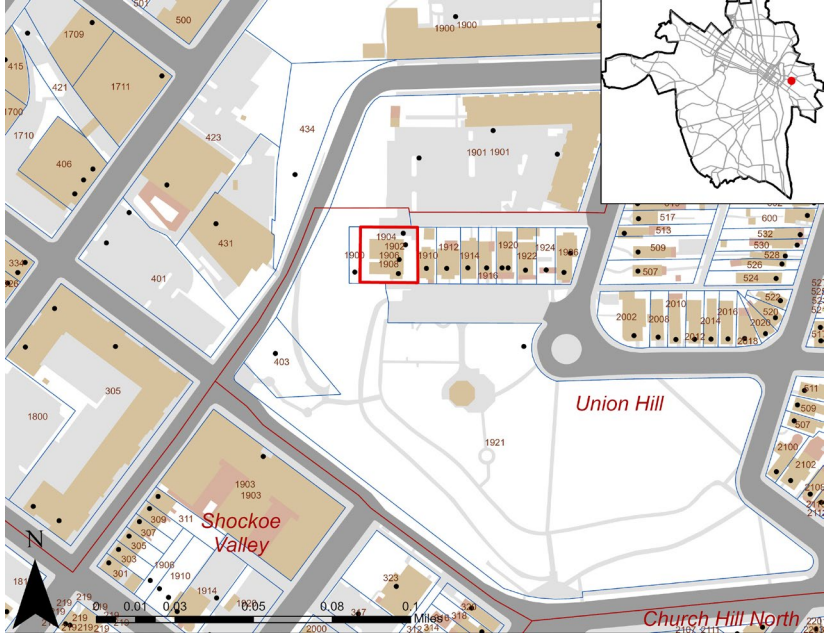**Staff Report**
City of Richmond, Virginia

Commission of Architectural Review

3. COA-147341-2024	**Final Review**	Meeting Date: 5/28/2024
Applicant/Petitioner	Kimberly Reitzel	
Project Description	Add permanent solar string lighting to the exterior of a non-historic condominium.	
Project Location Address: 1908 Princess Anne Avenue Historic District: Union Hill High-Level Details: • The applicant proposes to add permanent solar string lighting in the courtyard, on the east side of the building. • The primary building is two-story, brick condominium, built in 2018.		
Staff Recommendation	Approval	
Staff Contact	Annie Delaroderie, anne.delaroderie@rva.gov, 804-646-6335.	
Previous Reviews	Conceptual plans for this building were reviewed by the Commission in February and April 2015. The Commission of Architectural Review approved plans for the construction of this building in June 2015. In each meeting, the Commissioners expressed that they wanted the building to be better oriented toward Princess Anne Avenue and Jefferson Park. For the final plans, the applicant adjusted the placement of the south dwelling and oriented it toward the park, instead of the courtyard.	
Conditions for Approval	Staff recommends: • Approval as submitted.	

Staff Analysis

Guideline Reference	Reference Text	Analysis
Standards For Site Improvements: Street Lighting, page 76.	*In general, the more public the site feature, and more closely located to the front of the site, the more strongly compatible historic design will be encouraged.* *1. Street lighting must be compatible with the district. While vehicular lighting should be differentiated in height and intensity from pedestrian lighting, both should support and reinforce the character of the district.* *2. Contemporary lighting may be considered for use in those portions of a site that are not directly in the public view. In these cases, minimal designs that do not detract from the character of the district may be acceptable.*	1902 to 1908 Princess Anne Avenue is located on the west side and at the dead-end of the street. A courtyard on the east of the building separates the new building from the adjacent historic dwellings. The proposed lighting will be attached to three brown poles that will have premanufactured stakes which will be set in the ground about two feet deep. The poles will be about 10 feet apart and will not need additional supports. The lighting will be installed in a zig-zag pattern. The lighting wire will be attached to the building in three locations, each will be above the center of the first story one-over-one windows. While this lighting will be visible from Princess Anne Avenue, it will not detract from the historic character of the street or the district.

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. View of 1902-1908 Princess Anne Avenue's facade, at the west end of the dead-end street.

Figure 2. View of the south and east elevations of 1902-1908 Princess Anne Avenue. The proposed lighting will be secured to the building above the first-floor pairs of windows.

Figure 3. View of 1902-1908 Princess Anne Avenue and 1910 Princess Anne Avenue. The proposed lighting is planned to be installed in between these two buildings.

Figure 4. View of the east elevation of 1902-1908 Princess Anne Avenue. This courtyard and path lead to a gate with access to a rear, parking lot.

Figure 5. View of the east elevation of 1902-1908 Princess Anne Avenue. The lighting will be secured to the building, above the center of the pairs of windows.

Figure 6. View of the courtyard, between 1908 and 1910 Princess Anne Avenue, facing south.