

**COMMISSION OF ARCHITECTURAL REVIEW
STAFF REPORT
April 24, 2018, Meeting**

1. **COA-033477-2018** (J. Wilson)

**401 North 27th Street
Church Hill North Old and Historic District**

Project Description: **Rehabilitate a mixed use building.**

Staff Contact: **M. Pitts**

Description of Existing Structure: The existing structure was built as a Federal style, two-story brick grocery store between 1813 and 1815 by Charles Willis. At the rear of the structure is a frame addition which was built between 1858 and 1860. The structure has been altered over time to include the application of stucco over the brick and the replacement of windows and doors. The Commission approved the rehabilitation of the structure in 2011 and 2012 though all work associated with the approved rehabilitation has not been completed.



401 North 27th Street (April 2018)

Proposal: The applicant proposes to rehabilitate the structure by repairing the siding, stucco and trim throughout the structure. The applicant proposes to paint the stucco and siding a beige/grey color on the Commission's paint palette for brick structures and the wooden elements of the storefronts black.

On the stucco clad portion of the structure, the applicant proposes to maintain the existing storefront and replace the front door with a half lite wooden front

door. The applicant proposes to locate the range hood exhaust vent on the northeast side elevation in the location of a previous vent which has been enclosed.

On the wooden addition, the applicant proposes to repair the windows or replace in-kind the windows which are not present or have deteriorate beyond repair. The applicant proposes to repair the door or install pair of double doors.

Staff recommends approval of the project with conditions.

Paint Colors: The proposed paint colors are appropriate colors based on the materials and style of the building. Staff recommends the paint color for the doors be submitted for administrative review and approval.

Rehabilitation of Storefronts: The *Richmond Old and Historic District Handbook and Design Review Guidelines* note that pictorial research should be used to determine the design of the original building (pg. 58, #1). The applicant has provided photographic evidence of the composition of both storefronts. This evidence includes a half lite door at the corner entrance. Staff recommends details of the proposed door be submitted for administrative review and approval. Staff supports the restoration of the storefront along East Marshall Street based on the remaining intact elements of the storefront and photographic evidence with the conditions that the proposed door design be revised and submitted for administrative review and approval to reflect the photographic evidence in regard to the proportions and style of the doors and any replacement windows be wood with true divided lites. Staff recommends details of the proposed signage be submitted for administrative review and approval.

Hood Exhaust Vent: The Guidelines note that “exhaust vents or fans should be installed where their visibility is minimized and with the least impact on historic materials” (pg. 68, HVAC Equipment #4). While the applicant proposes to locate the vent in the location of a previous vent which will minimize the impact on historic materials, staff has concerns that this location is highly visible as it will sit proud of the façade of the adjacent structure. Additionally, staff anticipates that the proposed vent will be more visible than the previously present vent as it will likely project from the building face which the previous vent did not. Staff recommends the proposed hood exhaust vent be installed at the rear of the structure to minimize the visibility of the proposed hood from the public right of way.

It is the assessment of staff that, with these conditions, the application is consistent with the Standards for Rehabilitation outlined in Section 30-930.7 (b) 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.