

**COMMISSION OF ARCHITECTURAL REVIEW
STAFF REPORT
November 25, 2014 Meeting**

6. **CAR No. 14-130** (119 Leigh LP)

**119 E. Leigh Street
Jackson Ward Old and Historic District**

Project Description:

**Restore storefront elevations and
construct new infill portion**

Staff Contact:

J. Hill

The applicant requests permission to rehabilitate a commercial building located in the Jackson Ward Old and Historic District in order to return it to commercial use. The proposed work also includes new infill construction on a portion of the parcel. The Commission approved the majority of the exterior work proposed, with conditions, on April 24, 2012 (Application No. 12-034). The applicant is now pursuing rehabilitation tax credits for this project, and has received conditional Part II approval from the Virginia Department of Historic Resources. The conditions relating to the exterior of the building expressed by the Virginia Department of Historic Resources are consistent with concerns that would be raised by the Commission, namely the retention of historic materials, and a request for documentation of the condition of the windows and cut sheets for new windows where replacement is necessary, and appropriate design and materials of the infill structure. Additional specific conditions include the prohibition of a water-repellant coating on exposed brick and the requirement that all exterior doors will be true, operating doors, even if they are locked or fixed in place for the operation of the business at the property.

Staff recommends approval of the project with a condition. The project appears to meet the general standards for rehabilitation outlined on page 51 of the *Richmond Old and Historic District Handbook and Design Review Guidelines*, which recommends the retention and repair of character-defining, historic features of a property. The Commission's approval should be conditioned upon the work being performed in conformance with the Part II Tax Credit application approval and conditions. In addition, the applicant should submit any additional conditions subsequently imposed by DHR or the National Park Service to CAR staff for administrative review and approval.

It is the assessment of staff that with these conditions, the application is consistent with the Standards for Rehabilitation outlined in Section 114-930.7(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.