



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



**Commission of Architectural Review**

COA-098253-2021	<b>Final Review</b>	<b>Meeting Date: 10/26/2021</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 with plate glass windows to match historic documentation.</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 flush, single-pane casement windows that will read as a door.</li> <li>Historic Richmond Foundation has a preservation easement on this property.</li> </ul>		
<b>Staff Recommendation</b>	<b>Approval, with Conditions</b>	
<b>Staff Contact</b>	Emily Routman, Emily.routman@rva.gov	
<b>Previous Reviews</b>	This application was deferred at the September 2021 meeting to allow the applicant additional time to gather new information and research in regards to the historic façade configuration and front doors.	
<b>Staff Recommendations</b>	<ul style="list-style-type: none"> <li>Staff recommends approval of a new wooden or wood and glass double door on the northern entrance, final door specifications submitted for administrative review and approval.</li> <li>Staff recommends approval of new plate glass windows on the first floor storefront.</li> <li>Staff recommends approval of replacement of the southern door with flush, single-pane casement windows to match historic photographs, final design submitted for administrative review and approval.</li> </ul>	

## Staff Analysis

Guideline Reference	Reference Text	Analysis
Building Elements – Porches, Entrances, and Doors, pg. 71	<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 double doors. The applicant has stated that the doors are deteriorated beyond repair. Historic photos show that the northern door is not original to the house. Therefore, <u>staff recommends approval of a new wooden or wood and glass double door, final door specifications submitted for administrative review and approval.</u></p>
Standards for Rehabilitation – Residential Construction, pg. 59	<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 plate glass windows. Research indicates that the windows were plate glass at one point, as late as the 1930s. Therefore, <u>staff recommends approval of the plate glass windows.</u></p> <p>The applicant proposes replacing the inoperable southern entrance doors with flush, single-pane casement windows to match the historic photo; it will read as a door but will be an operable window. <u>Staff recommends approval of the replacement of the southern doors, final design submitted for administrative review and approval.</u></p>

# Figures

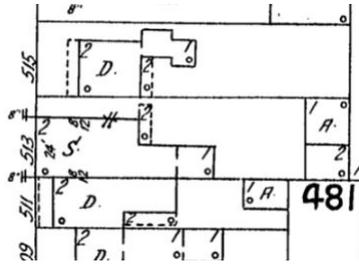


Figure 1. 1924-1925 Sanborn Map

Figure 2. Façade photo



Figure 3. Photo from DHR archives.



Figure 4. Existing front entry doors to be replaced.



Cost Affidavit	\$ _____	Made by _____	19__
Estimated Cost	\$ _____	Made by _____	19__
1st Mortgage	\$ 1120	Made by _____	7/10 1923
Fire Insurance	\$ _____	Made by _____	19__
Private Appraisal	\$ _____	Made by _____	19__
Rent per _____	\$ _____	Tenancy Term _____	19__
Sold for \$ _____			19__
Cubed by <i>Bardon</i>	Field _____	Plans _____	19__
Field Bk. No. <i>S. D.</i>		Office Record by <i>E. Trice</i>	
REMARKS:	<i>4 Plate Glasses 4'5" X 6'5"</i>		

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

Figure 6. Assessor's card showing that the storefront windows used to be plate glass.



Figure 7. Historic photograph showing that the current southern entry doors are not original

Figure 8. Historic photo showing that current northern entry doors are not original