

**COMMISSION OF ARCHITECTURAL REVIEW  
STAFF REPORT  
July 25, 2017, Meeting**

2. **COA-019840-2017** (10 W Leigh St LLC) **10 West Leigh Street  
Jackson Ward Old and Historic District**

**Project Description:** **Rehabilitate a 3-story structure.**

**Staff Contact:** **M. Pitts**

The applicant requests permission to rehabilitate a 3-story, brick, commercial building located in the Jackson Ward Old and Historic District in order to reuse the structure as a residential building. The applicant proposes to reopen infilled openings including the first floor storefront and multiple window openings on the secondary elevations. The applicant is proposing to replace the non-historic windows with 1/1 metal clad wood windows. The applicant is proposing to install a new storefront with a layout based on photographic evidence. The storefront trim will be painted light gray with dark gray panels, and all doors will be painted navy blue. At the rear of the structure, the applicant is proposing to remove the fire escape and install storefront glazing in the non-historic openings which access the fire escape. The applicant is pursuing rehabilitation tax credits for this project. As the applicant has not obtained Part II approval at the time of the application submittal, staff could not administratively approve this work.

**Staff recommends approval of the project with conditions.** The project appears to meet the general standards for rehabilitation outlined on page 54 of the *Richmond Old and Historic District Handbook and Design Review Guidelines*, which recommend the retention and repair of character-defining, historic features of a property and encourage the restoration of missing features based on physical and photographic evidence. Though staff supports the restoration of the storefront in the proposed configuration as it is based on photographic evidence, staff has concerns regarding the proposed paint color for the doors. The Commission's paint palette does not include blue as an appropriate color for doors. Staff recommends the applicant submit a revised paint color for the front door consistent with the Commission's paint palette for administrative review and approval. The Commission's approval should be conditioned upon the work being performed in conformance with a 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 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.