

7. COA-054511-2019

PUBLIC HEARING DATE

March 28, 2019

PROPERTY ADDRESS

604 Saint James Street

DISTRICT

Jackson Ward

APPLICANT

604 Saint James Street, LLC

STAFF CONTACT

C. Jones

Commission of Architectural Review

STAFF REPORT



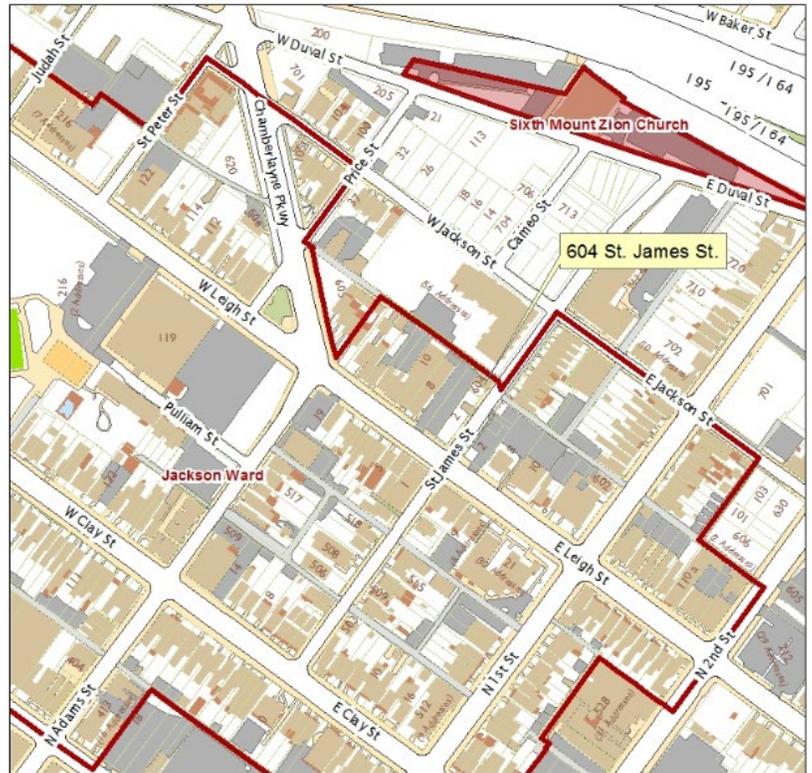
PROJECT DESCRIPTION

Revise approved plans for the rehabilitation of an existing building.

PROJECT DETAILS

- The applicant proposes to rehabilitate an existing vacant building into two residential units.
- The applicant proposes to insert windows into openings from which brick was recently removed, and to infill exterior windows with brick.
- The applicant proposes to paint the previously painted masonry exterior Roycroft Copper Red (SW 2839), the trim Classic Light Bluff (SW 0050), and the door Retreat (SW 6207).

Staff visited the property on May 22, 2019 and observed work being performed. Staff spoke with the applicant who confirmed the work was to address structural issues on the interior and to begin the rehabilitation of the existing windows. At this time the applicant also confirmed the windows on the second story façade are arched and that the original opening will be maintained.



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STAFF RECOMMENDATION

APPROVE WITH CONDITIONS

PREVIOUS REVIEWS

The Commission reviewed this application at the February 26, 2019 meeting. At the meeting, the Commission approved the application with the following conditions: the bricked-in windows on plan north and west be re-opened; the applicant submit dimensioned existing and proposed elevations and specifications for new windows to staff for review and approval; the applicant submit the Part II application and approval letters from DHR and the NPS and any additional conditions imposed by the Virginia Department of Historic Resources and/or the National Park Service to staff for review and approval; and the applicant submit a site plan with the location of the proposed HVAC system and trash receptacles.

Since the last Commission meeting, the applicant has decided not to pursue the rehabilitation tax credits. In addition, the applicant has changed the fenestration patterns. On the south (vacant lot) elevation the applicant proposes to install a storefront window system in the large, arched, first floor opening. On the north (alley) side

elevation, the applicant proposes to retain bricks in the large, arched, first floor opening in order to meet fire code requirements. The applicant also proposes to install new metal clad windows in the small openings on the north side elevation. No changes from the originally approved plan are proposed for the front and rear elevations. The applicant has submitted information that the trash cans will be located on the southwest corner of the property.

STAFF RECOMMENDS:

- Window specifications be submitted to staff for review and approval.
- The applicant submit a site plan with the location of the proposed HVAC system on the ground.
- Screening for the receptacles be utilized with details to be submitted to staff for review and approval.

STAFF ANALYSIS

<p>Building Elements, Windows, pg. 69, #s7-8</p>	<p><i>7. Windows should only be replaced when they are missing or beyond repair. Any reconstruction should be based on physical evidence or photo documentation.</i></p> <p><i>8. The number, location, size or glazing pattern of windows should not be changed by cutting new openings, blocking out windows or by installing replacement sash that do not fit the original window. Changes to existing windows or the addition of new windows along a secondary elevation will be considered by the Commission on a case-by-case basis.</i></p>	<p><u>Staff recommends approval of windows, with specifications to be reviewed and approved by staff.</u></p>
<p>Secretary of the Interior Standards for Rehabilitation, pg. 4, #4</p>	<p><i>4. Most properties change over time; those changes that have acquired historic significance in their own right shall be preserved.</i></p>	<p>Staff notes that the applicant has re-opened the previously filled-in openings on the side elevations, as recommended by the Commission. Staff further notes that the applicant has maintained the brick in the rear and south side elevation, and has inset the brick. <u>Staff recommends approval of the bricked-in windows.</u></p>
<p>Mechanical Equipment, HVAC, pg. 68</p>	<p><i>1. New units should be placed in side or rear yards so as to minimize their visual impact. Side yard units should be located as far away from the front of the building as possible.</i></p> <p><i>2. Rooftop units should be located so that they are minimally visible from the public right-of-way, and screening should be considered.</i></p> <p><i>3. HVAC equipment on the ground should be appropriately screened with fencing or vegetation.</i></p> <p><i>4. Exhaust vents or fans should be installed where their visibility is minimized and with the least impact on historic materials.</i></p>	<p>The applicant has not submitted information about the proposed location of the HVAC system or any exhaust fans. <u>Staff recommends the applicant submit a site plan with the location of the proposed HVAC system for review and approval. Staff recommends against placing the units on the roof as they will be highly visible from the vacant lot and alley.</u></p>
<p>Landscaping, pg. #76, #8</p>	<p><i>Landscape design should enhance the streetscape and contribute a strong aesthetic along street frontages. Appropriate landscaping should buffer the visual severity</i></p>	<p>The applicant has indicated that the trash receptacles will be at the corner edge of the property. <u>Staff recommends that screening for the receptacles be utilized with details to be</u></p>

of surface parking lots from view. Vacant lots, large expanses of blank wall and other unattractive streetscape features (i.e. utilities, rear yard trash depots, etc.) can also be screened effectively with appropriate landscaping.

submitted to staff for review and approval.

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. 604 Saint James Street, front facade.



Figure 2. 604 Saint James Street, north elevation.



Figure 3. 604 Saint James Street, south elevation.



Figure 4. 604 Saint James, north and rear elevation.