




Staff Report
City of Richmond, Virginia



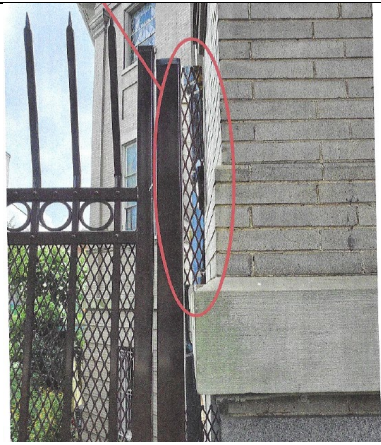
Commission of Architectural Review

1. COA-112857-2022	Final Review Meeting Date: 7/26/2022
Applicant/Petitioner	Congregation Beth Ahabah
Project Description	Install window security and other security enhancements
Project Location	
Address: 1121 W. Franklin St.	
Historic District: West Franklin Street	
High-Level Details: <ul style="list-style-type: none"> The applicant is requesting to make security modifications to an existing fence located between 1111 and 1117 West Franklin Street. The applicant also requests the replacement of three rear facing doors and one front façade door, the installation of metal security bars on 9 existing windows, and the installation of anti-ballistic glass film on several additional windows. The installation of additional bollards along West Franklin Street is also included in this application. However, this request is for improvements located within the right-of-way and is not subject to CAR review. 	
Staff Recommendation	Approval, with Conditions
Staff Contact	Alyson Oliver, alyson.oliver@RVA.gov , 804-646-3709
Previous Reviews	<p>This request was originally scheduled for CAR review at the June 2022 CAR meeting. At the meeting, the application was deferred to allow the applicant more time to provide additional details on the request. There was no discussion on the proposal.</p> <p>Since that meeting, the applicant has modified the application as follows:</p> <ul style="list-style-type: none"> The request to install a chain-link fence along the rear property line of 1109 and 1111 West Franklin Street has been withdrawn; The request to add razor wire to the existing fence located between 1111 and 1117 West Franklin Street has been withdrawn; <p>Additional information has been provided on the proposed modification to the east gate, as well as the rehabilitation of the front door at 1111 West Franklin Street</p>

	<p>Furthermore, Congregation Beth Ahabah has made several modifications to their property that have come before CAR over the years. Recently, in 2019, the applicant submitted applications to allow additional fencing along the front and rear facades of their properties, which resulted in:</p> <ul style="list-style-type: none"> • Approval of metal fencing under the bridge between 1117 and 1121 West Franklin Street; • Approval of metal fencing between 1111 and 1117 West Franklin Street between the front facades (referred to as the “east gate” in the current application); • Approval of a metal side yard gate to the southeast of 1109 West Franklin Street; and • A metal security gate along the rear property line between 1125 and 1121 West Franklin Street.
Staff Recommendations	<p>Staff is recommending approval of this application with the following recommendations:</p> <ul style="list-style-type: none"> • Modifications to the East Gate shall be painted to match the existing fence. • Any new security doors that are installed shall be painted a neutral color that is compatible with the exterior of the building. • Metal window bars shall be installed using fasteners attached to the mortar, rather than the brick. • The proposed replacement door for 1111 West Franklin Street shall be designed to fit within the existing opening.

Staff Analysis

Guideline Reference	Reference Text	Analysis
Standards for Site Improvements, Fences & Walls, pg. 78 #3	<p><i>If not original to a site, new street-front fences, walls, and gates should be compatible with the historic structure in design, materials, and location, and should be based on physical or documentary evidence from the site. In instances where physical or documentary evidence does not exist, the proposed fence, wall, or gate should be compatible in design, materials, and location, and should look to precedent on the block face or the block face opposite, or within the district, but not outside the district. By following this guidance, in some circumstances, permission for new fences, walls, or gates may be granted.</i></p>	<p>The applicant is requesting modifications to an existing fence located between 1111 and 1117 West Franklin Street (referred to in the application as the “east gate”). This request is being made to enhance the security of the site.</p> <p>The existing fence will be modified to include a shield that “will be extended around the corner of the wall next to the gate to prohibit an intruder from being able to circumvent the gate or reach in to push the emergency exit bar;” as shown below.</p> <p>Staff is supportive of this request, as it will match fencing details that have already been installed on the existing fence.</p>

		
Standards for Site Improvements, Fences & Walls, pg. 78 #7	<i>Fences in Old and Historic Districts located along main thoroughfares shall be painted or opaquely stained a color or colors complementary to the main structure.</i>	Staff recommends that the East Gate modifications be painted to match the existing fence.
Building Elements, Porches, Entrances, & Doors, pg. 71 #14	<i>Do not remove original doors and door surrounds. Replacement doors and door surrounds with stamped or molded faux paneled doors are inappropriate substitutes for door types found in historic districts.</i>	<p>The applicant proposes to replace three rear facing doors with new security doors, as outlined on pages 15-21 of the submitted application. The three rear doors are not original to the buildings. Staff supports the replacement security doors and recommends that they be painted a color compatible with exterior of the building.</p> <p>The application also notes that the front door on 1111 West Franklin Street will be replaced or reconstructed (see page 14-15 of the application). Staff recommends the proposed replacement door for 1111 West Franklin Street be designed to fit within the existing opening.</p>
Window Security		<p>The applicant is also requesting to install additional security measures to several windows on the property. These measures will include the installation of decorative metal security bars on nine windows (two of which will face West Franklin Street), as well as the application of Anti-Ballistic Glass Film on several additional windows. The proposed window bars will match existing decorative metal window bars that have previously been installed on the property.</p> <p>The <i>Guidelines</i> do not consider window security measures such as those proposed in this application. However, staff notes that several other properties in the vicinity have installed similar metal window bars for security purposes and the anti-ballistic glass film is not likely to significantly modify the appearance of the existing windows. Staff is supportive of the proposed window bars and</p>

		anti-ballistic glass film. However, staff recommends that metal bars be installed using fasteners attached to the mortar, rather than the brick.
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Figures



Figure 1. Aerial of Beth Ahabah Campus
(February 2022)



Figure 2. Existing East Gate fence, located between
1111 and 1117 West Franklin Street