

15. COA-048379-2019

PUBLIC HEARING DATE

February 26, 2019

PROPERTY ADDRESS

12-14 West Leigh Street

DISTRICT

Jackson Ward

APPLICANT

12-14 West Leigh Street, LLC

STAFF CONTACT

C. Jones

Commission of Architectural Review

STAFF REPORT



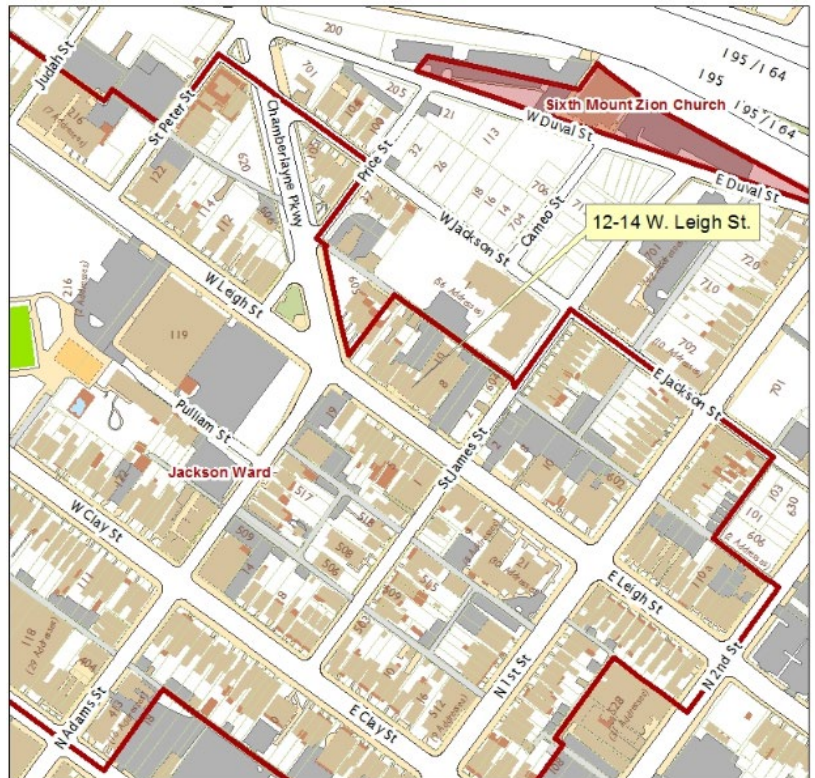
PROJECT DESCRIPTION

Rehabilitate two, single-family attached residences.

PROJECT DETAILS

- The applicant proposes to rehabilitate two attached single-family residences. The project is receiving historic tax credits.
- On the front (south) façade, the applicant will retain the one-story masonry extension and repoint as necessary. The first story openings will be retained and repaired as necessary. On the second floor the applicant proposes to re-open a bricked-in opening at 12 West Leigh Street and return the other openings to their original size. Existing windows will be removed and replaced with new, aluminum clad wood windows.
- On the rear of the building, the applicant proposes to remove the exterior stair at 14 West Leigh and insert a replacement window in the opening. The non-historic windows on the rear will also be replaced with new, aluminum clad windows.
- The applicant proposes to remove a concrete pad at the front of the building.
- The applicant proposes to repaint the previously painted masonry, doors, and trim.

Staff visited the property on February 6, 2019 and observed that the rear deck and windows have already been removed.



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STAFF RECOMMENDATION

APPROVE WITH CONDITIONS

PREVIOUS REVIEWS

The Commission has not previously reviewed this application.

STAFF RECOMMENDS APPROVAL WITH THE FOLLOWING CONDITIONS:

- The bricked-in window openings be re-opened to their original size with the condition that the applicant provide dimensioned existing and proposed elevations to staff for review and approval.
- Any additional conditions imposed by the Virginia Department of Historic Resources and/or the National Park Service be submitted to staff for review and approval.
- The applicant submit a site plan with the location of the proposed HVAC system.

STAFF ANALYSIS

Building Elements, Windows, pg. 69, #s4-5	<p><i>4. Boarded windows should be uncovered and repaired. If the resulting window opening is no longer functional, the glass should be retained and frosted, screened or shuttered from the interior. The window should appear to be functional from the exterior.</i></p> <p><i>5. Original masonry openings for doors and windows should be maintained. Infilling original masonry openings is strongly discouraged.</i></p>	<p>The <i>Guidelines</i> indicate that original openings should be maintained, that infilling original openings is discouraged, and that original openings should be uncovered and repaired. <u>Staff supports reopening the historic window openings to their original size with the condition that the applicant provide dimensioned existing and proposed elevations to staff for review and approval.</u> The applicant proposes to install an aluminum clad wood, one-over-one window on the front and rear elevation. Staff has not been able to locate a historic photograph with the original lite configuration and recommends approval of the one-over-one pattern. The applicant has provided window specifications with the application and staff believes that the proposed windows meet the <i>Guidelines</i>.</p>
Secretary of the Interior Standards for Rehabilitation, pg. 4-5, #s, 9	<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><i>9. New additions, exterior alterations or related new construction shall not destroy historic materials that characterize the property.</i></p>	<p>The applicant proposes to remove an exterior rear stair at 14 West Leigh Street. Staff finds that the rear stair is not part of the original building and has not acquired historic significance over time. Further, its removal will not destroy any historic materials that characterize the property. <u>Staff recommends approval of the rear stair removal and notes that this work has already been started.</u></p>
Paint, Historic Masonry, pg. 63, #s2-3	<p><i>2) Review is required if you wish to change the color of painted brick.</i></p> <p><i>3) Colors associated with the colors of natural brick are strongly encouraged and are preferable to less appropriate colors (white, green, blue, etc.).</i></p>	<p>The applicant proposes to paint the previously painted masonry exterior of the building Renwick Beige (SW 2805), the rear doors and the trim and windows Classic Light Buff (SW0050). These colors are all colors found in the palette for masonry buildings and staff finds that they are an appropriate selection for this building.</p>
Site Improvements, Landscaping, pg. 77, #s10-11	<p><i>10. For existing buildings, the development of front yard hardscaped areas, where such elements did not exist historically, are discouraged.</i></p> <p><i>11. In instances where physical or documentary evidence does not exist, the proposed front yard landscaped area should be compatible in design, materials, and</i></p>	<p>The applicant proposes to remove the concrete pad at the front of the building. Staff finds that this is likely not a historic element to the site and supports its removal. Staff requests that any new landscaping be compatible in design and materials with the buildings nearby at 16 and 18 West Leigh Street.</p>

location, and should look to precedent on the block face or the block face opposite, or within the district, but not outside the district.

Mechanical
Equipment,
HVAC, pg. 68

- 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.*
 - 2. Rooftop units should be located so that they are minimally visible from the public right-of-way, and screening should be considered.*
 - 3. HVAC equipment on the ground should be appropriately screened with fencing or vegetation.*
 - 4. Exhaust vents or fans should be installed where their visibility is minimized and with the least impact on historic materials.*
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The applicant has not submitted information about the proposed location of the HVAC system or any kitchen or bathroom exhaust fans. Staff recommends the applicant submit a site plan with the location of the proposed HVAC system 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

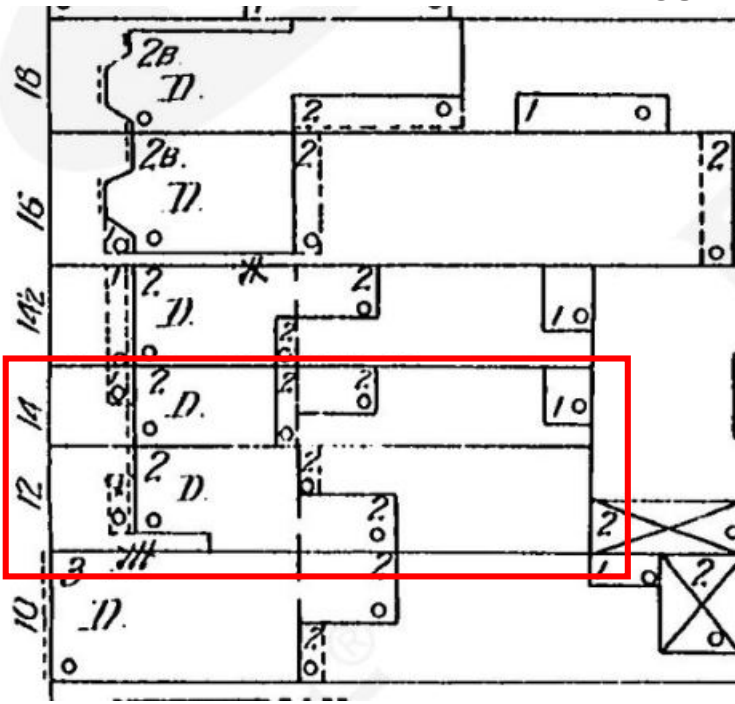


Figure 1. Sanborn Map, 1905.

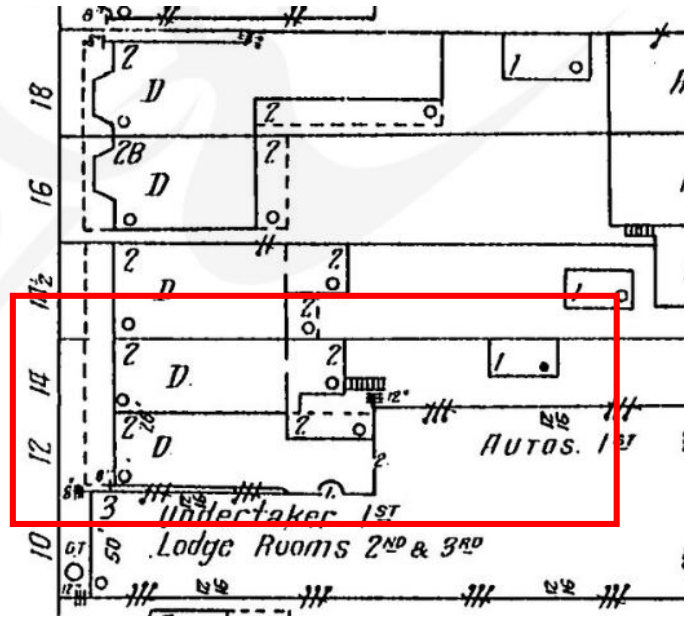


Figure 2. Sanborn Map, 1925-1952.



Figure 3. 12-14 West Leigh Street, current conditions.



Figure 4. 12-14 West Leigh, rear elevation, current conditions.