

2. COA-048411-2019

PUBLIC HEARING DATE

February 26, 2019

PROPERTY ADDRESS

604 Saint James Street

DISTRICT

Jackson Ward

Commission of Architectural Review

STAFF REPORT



APPLICANT

604 Saint James Street, LLC

STAFF CONTACT

C. Jones

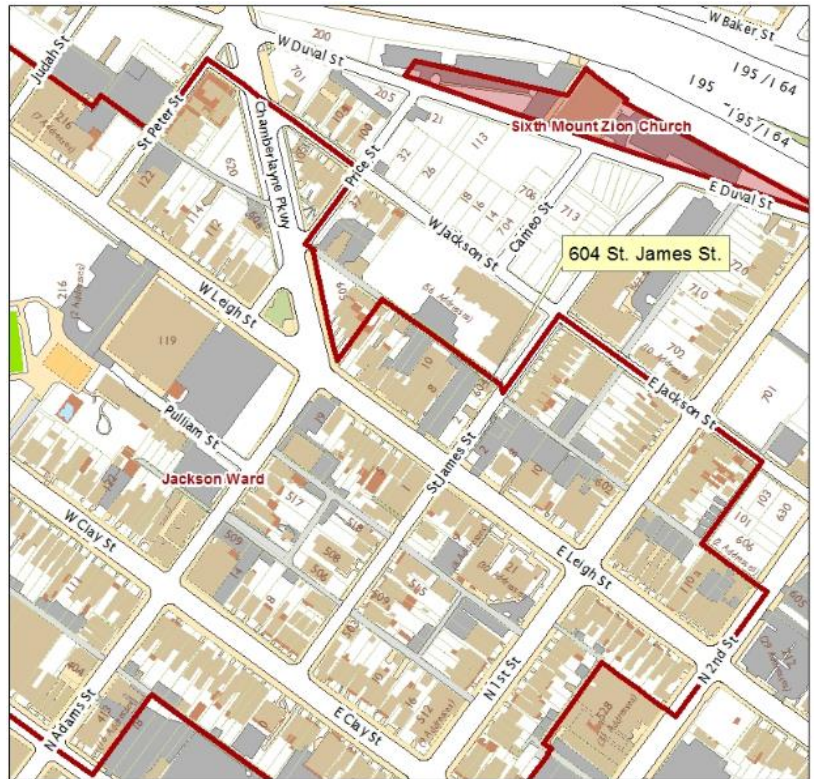
PROJECT DESCRIPTION

Rehabilitate an existing building.

PROJECT DETAILS

- The applicant proposes to rehabilitate an existing vacant building.
- The applicant proposes to re-open bricked-in openings and install new windows 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 February 6th, 2019 and observed that the windows are already bricked in prior to approval by the Commission of Architectural Review and without a building permit. Staff has been in contact with the applicant about work done without prior approval.



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STAFF RECOMMENDATION

Partial Approval

PREVIOUS REVIEWS

None.

STAFF RECOMMENDS:

- Denial of the proposed storefront windows. Staff further recommends windows be approved with the condition that the applicant submit dimensioned existing elevations and specifications for new windows to staff for review and approval.
- The applicant submit the Part II application and approval letters, and any additional conditions imposed by the Virginia Department of Historic Resources and/or the National Park Service, 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, #s7-8	<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><i>9. The architectural character of windows should not be altered by inappropriate materials or finishes that radically change the sash, depth of reveal, muntin configuration, the reflective quality or color of the glazing or the appearance of the frame.</i></p>	<p>The applicant proposes to install a storefront glazing system with bronze metal frames into the second story middle windows on the north and south elevations. The applicant has not provided evidence, such as historic photographs, to indicate that these openings once had a fixed, multiple lite fenestration. While staff finds that a modern window configuration clearly differentiates the historic windows and the replacement windows; staff finds these windows do not meet the <i>Guidelines</i> which call for replacement windows to be based on physical evidence or photo documentation and materials that match sash, depth, muntin configuration, or appearance of the frame. Further, the applicant has not provided dimensioned elevations to indicate the size of the current window opening dimensions and proposed dimensions. <u>Staff recommends approval of windows in these openings. However, staff recommends denial of the proposed storefront windows. Staff further recommends the windows be approved with the condition that the applicant submit dimensioned existing elevations and specifications for new windows to staff for review and approval.</u></p>
Secretary of the Interior Standards for Rehabilitation, pg. 4-5, #s,4, 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>Staff finds that the window and door openings reflect the evolution of the building and should be maintained. Staff recognizes that the windows have recently been in-filled with masonry, prior to approval from the Commission or staff. Staff notes that the masonry infill is recessed into the window and finds that this is an acceptable method to reflect the historic openings in these locations.</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 Roycroft Copper Red (SW 2839), the trim Classic Light Bluff (SW 0050), and the door Retreat (SW 6207). 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>
Mechanical Equipment, HVAC, pg. 68	<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>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.</u></p>

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- 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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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

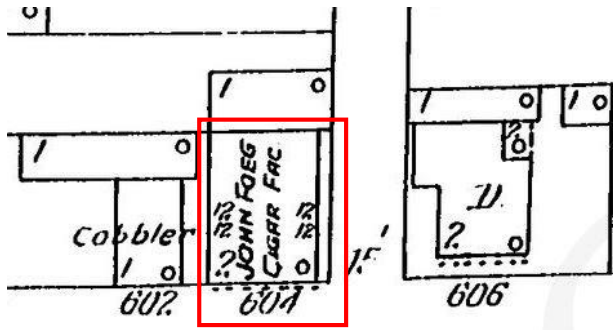


Figure 1. 1905 Sanborn Map.

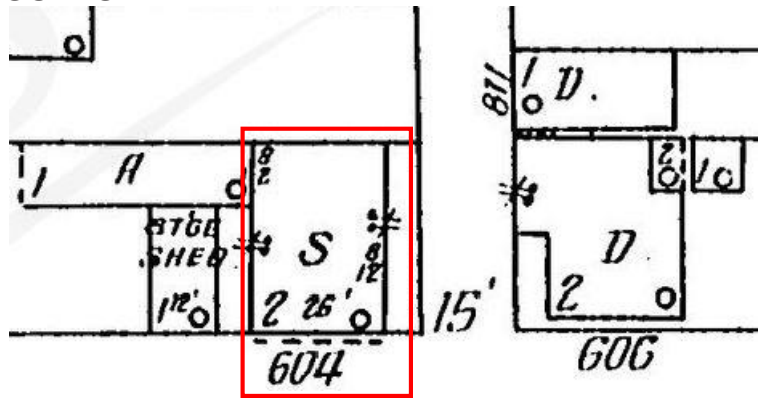


Figure 2. 1925 Sanborn Map.

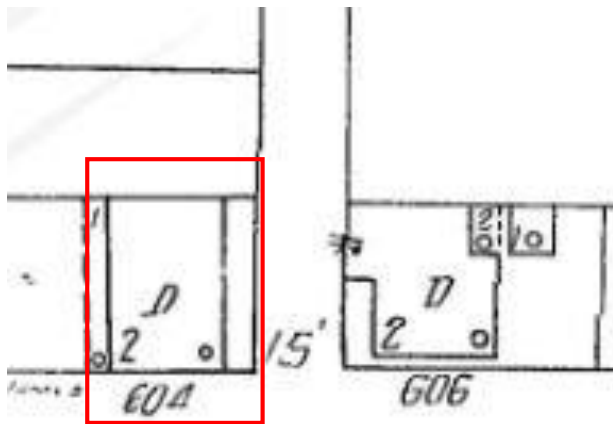


Figure 3. 1952 Sanborn Map.



Figure 4. 604 Saint James Street, front facade.



Figure 5. 604 Saint James, north and rear elevation.



Figure 6. 604 Saint James Street, south elevation.