

1. COA-075845-2020

PUBLIC HEARING DATE

July 28, 2020

PROPERTY ADDRESS

2314 Jefferson Avenue

DISTRICT

Union Hill

APPLICANT

2314 Jefferson Avenue LLC

STAFF CONTACT

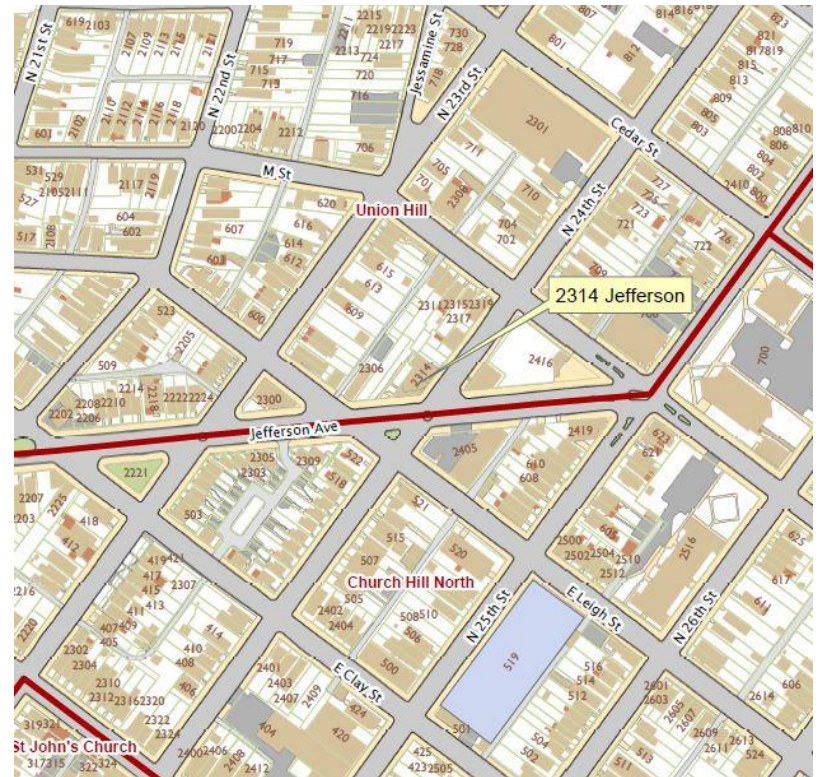
C. Jeffries

PROJECT DESCRIPTION

Install a painted sign and install a new store front in an existing garage door opening.

PROJECT DETAILS

- The applicant is proposing minor alterations to an existing building in the Union Hill City Old and Historic District to accommodate a new tenant and use.
- The existing building is a 1-story, 3-bay brick gas station with an irregular plan and a drive-through projecting metal canopy that once covered the gasoline pumps. The building was constructed ca. 1935 in the Moderne style.
- The proposed alterations include:
 - Installation of a painted sign
 - Replacement of existing windows with a new storefront system
 - Installation of a dumpster and screening
 - Painting of the metal canopy coping



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STAFF RECOMMENDATION

APPROVE WITH CONDITIONS

PREVIOUS REVIEWS

None.

STAFF RECOMMENDED CONDITIONS

- The metal canopy coping remain unpainted.
- The applicant work with staff to determine the final location of the dumpster.
- The span of fence along North 24th Street be painted or stained, and colors to be administratively approved.
- The new storefront design be revised to more closely resemble the existing garage door design, and revised plans be submitted to staff for administrative review and approval.

STAFF ANALYSIS

Standards for
Signage #4, pg.

*Signs should be located in traditional sign
placement areas (cornice, sign-bands,*

The proposed sign will be painted above the
existing garage doors. Staff finds that this is a

75	<i>transoms, display windows, etc.).</i>	traditional placement area and <u>recommends approval of the proposed sign.</u>
Standards for Rehabilitation #3, pg. 59	<i>Retain original metal features such as cast iron porches and steps, metal cornices, roofs, roof cresting, window sash, entablatures, columns, capitals, window hoods and hardware and the color and finish of all original materials.</i>	The applicant is proposing to paint the existing metal canopy. Staff finds that the unpainted metal is a character-defining feature of the building. The Virginia Department of Historic Resources' New Dominion Style Guide states that chrome and steel details are defining characteristics of the Moderne style. As the guidelines recommend retaining original colors and finishes, <u>staff recommends the metal canopy coping remain unpainted.</u>
Standards for Site Improvements, Fences & Walls #7, pg. 78	<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>	The applicant is proposing to install a dumpster to serve the new use on the site. The applicant has indicated to staff that the location of the dumpster may be revised due to a developing landscaping plan. The applicant proposes to screen the dumpster with a wooden privacy fence, to match the existing. <u>Staff recommends the applicant work with staff to determine the final location of the dumpster. Staff further recommends that the span of fence along North 24th Street be painted or stained, and colors to be administratively approved.</u>
Windows #10, pg. 69	<i>The architectural appearance of original windows should be used as a model for new windows. Changes in the sash, depth or reveal, muntin configuration, frame or glazing is strongly discouraged. New glass should not be tinted or receive reflective coatings.</i>	The applicant proposes to remove an existing door infill and replace it with a new storefront system with a door and walk-up take-out window. The existing window is designed to replicate a garage door, as this opening was originally a service bay for the gas station. Though it is not clear when this infill was installed, it is not historic material.
Porches, Entrances and Doors #8, pg. 71	<i>Do not strip entrances and porches of historic material and details that should be retained in any repair or partial replacement.</i>	The guidelines recommend new windows be modeled after original windows. The proposed storefront design is very similar to the existing design. <u>Staff recommends the new storefront design be revised to more closely resemble the existing garage door design, and revised plans be submitted to staff for administrative review and approval.</u>

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. In-fill windows, facing North 24th Street.



Figure 2. Privacy fence along North 24th Street



Figure 3. Metal canopy