

**COMMISSION OF ARCHITECTURAL REVIEW
STAFF REPORT
June 26, 2018, Meeting**

1. **COA-036242-2018** (SNP Properties, LLC) **5-9 & 13-19 West Broad Street
Broad Street Old and Historic District**

Project Description: **Rehabilitate existing storefronts and exterior including painting, installing storefront tile, replacing doors, and repainting historic signage.**

Staff Contact: **C. Jeffries**

The applicant proposes to rehabilitate the exterior of six mixed use buildings on the 00 block of West Broad Street. This block contains a mixture of two to four story brick and masonry Italianate structures constructed in the early 1900's. Alterations have primarily been limited to the structures' storefronts, ranging from the installation of new finishes to total replacement.

The applicant proposes to rehabilitate the exteriors of the structures and establish a cohesive aesthetic along the block. The proposed rehabilitation work includes the following:

- Painting from a cohesive paint palette.
- Repainting historic signage on the rear of the structures.
- Replacing doors on the side and rear with full-lite storefront doors.
- Removing existing graffiti on the rear of the structures.
- Limited rehabilitation of storefronts including replacing modern floor and wall tile and installing trim.

Staff recommends approval of the project with conditions.

Painting: The *Richmond Old and Historic District Handbook and Design Review Guidelines* note that it is important that color selections blend with and complement the overall color schemes on the street and the number and variety of colors should be limited (pg. 63, #2, 4). The *Guidelines* further note that unpainted masonry should not be painted (pg. 63, #1). The applicant is proposing to paint the structures using a unifying paint scheme of four colors of greys and beige. In addition, only previously painted structures are being painted. Staff recommends that any unpainted masonry not be painted and any painted masonry be repainted the existing color or a color found on the Commission's paint pallet, not the dark grey proposed. A revised paint scheme should be submitted for administrative review and approval.

Repainting Historic Signs: The *Guidelines* note that historic painted wall signs should be retained and maintained whenever possible. The historic signs on the rear of the building have faded considerably but the applicant is proposing to repaint the existing signage. Staff recommends approval of the proposed repainting.

Door Replacement: The *Guidelines* note that entrances important in defining the building's historic character should not be radically changed (pg. 71, #4). The applicant is proposing to replace doors on the rear and side of the structures with single-lite glass storefront doors. The existing doors are primarily modern steel replacement doors. The double door at 27 West Broad Street appears to be the only historic door present, though its design and condition is not compatible with its current use. The door has also been altered and no longer possesses original hardware. Staff recommends approval of the proposed door replacements, with the condition that the replacement door at the rear of 27 West Broad Street reflect the panel design of the existing door. A new door design should be submitted to staff for administrative review and approval.

Graffiti Removal: The *Guidelines* note that the cleaning of masonry should be done carefully to avoid damaging the historic brick (pg. 89). Staff recommends that the gentlest means possible for removing the graffiti be employed in order to not damage the historic masonry.

Storefronts: The *Guidelines* note that entrances important in defining the building's historic character should not be radically changed (pg. 71, #4). All of the existing storefronts have been altered over time, and several are complete replacements. The applicant is proposing to replace modern materials and install missing elements. Staff recommends approval of the proposed storefront rehabilitation.

It is the assessment of staff that, with these conditions, the application is consistent with the Standards for Rehabilitation and New Construction outlined in Sections 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.