

**COMMISSION OF ARCHITECTURAL REVIEW
STAFF REPORT
February 28, 2017, Meeting**

6. **CAR No. 17-031** (D. Levine) **812 North Robinson Street
West Grace Street Old and Historic District**

Project Description: **Rehabilitate the structure to include the storefront.**

Staff Contact: **C. Jeffries**

The applicant requests approval to rehabilitate a mixed use building in the West Grace Street Old and Historic District. The building is a two story brick mixed use structure built in 1922. While the upper floors are relatively intact, the historic storefront and transom have been covered. The applicant is pursuing rehabilitation tax credits for this project. The applicant proposes to uncover the historic storefront, replacing any missing elements to match the existing.

Staff recommends approval of the project with conditions. In general, the proposed work meets the Standards for Rehabilitation contained on page 56 of the *Richmond Old and Historic Districts Handbook and Design Review Guidelines* which emphasize the retention and repair of historic materials and in-kind replacement. The applicant is proposing to retain the historic elements of the structure and demolish the non-historic storefront on the north side. The proposed storefront will be designed to match the existing storefront that is still intact. As the applicant did not provide details of the proposed signage or the color of the storefront, staff recommends the applicant submit details of the signage and colors to staff for administrative review and approval.

The Commission's approval should be conditioned upon the work being performed in conformance with the Part II Tax Credit application approval and conditions. In addition, the applicant should submit any additional conditions subsequently imposed by DHR or the National Park Service to CAR staff for administrative review and approval.

It is the assessment of staff that, with the conditions above, the application is consistent with the Standards for Rehabilitation outlined in Sections 30-930.7(b) of the City Code, as well as with the *Richmond Old and Historic Districts Handbook and Design Review Guidelines*, specifically the page cited above, adopted by the Commission for review of Certificates of Appropriateness under the same section of the code.