

Commission of Architectural Review SUBMISSION APPLICATION

City of Richmond, Room 510 – City Hall
900 East Broad Street, Richmond, Virginia 23219
PHONE: (804) 646-6335 FAX: (804) 646-5789

12 COPIES OF SUPPORTING DOCUMENTATION ARE REQUIRED FOR PROCESSING YOUR SUBMISSION

LOCATION OF WORK: 7 EAST BROAD ST DATE: 10-28-2014

OWNER'S NAME: BAP LLC TEL NO.: 218-2204

AND ADDRESS: 218 EAST MAIN ST EMAIL: _____

CITY, STATE AND ZIP CODE RICHMOND VA 23219

ARCHITECT/CONTRACTOR'S NAME: BILL LAFFOON/RML TEL. NO. 649-8068

AND ADDRESS: 303 CEDAR ST EMAIL: RML303@ADL.COM

CITY, STATE AND ZIP CODE RICHMOND VA 23223

Would you like to receive your staff report via email? Yes No

REQUEST FOR CONCEPTUAL REVIEW

I hereby request Conceptual Review under the provisions of Chapter 114, Article IX, Division 4, Section 114-930.6(d) of the Richmond City Code for the proposal outlined below in accordance with materials accompanying this application. I understand that conceptual review is advisory only.

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

I hereby make application for the issuance of a certificate under the provisions of Chapter 114, Article IX, Division 4 (Old and Historic Districts) of the Richmond City Code for the proposal outlined below in accordance with plans and specifications accompanying this application.

DETAILED DESCRIPTION OF PROPOSED WORK (Required):

STATE HOW THE DESIGN REVIEW GUIDELINES INFORM THE DESIGN OF THE WORK

PROPOSED. (Include additional sheets of description if necessary, and 12 copies of artwork helpful in describing the project. The 12 copies are not required if the project is being reviewed for an administrative approval. See instruction sheet for requirements.)

INTERIOR & EXTERIOR HISTORIC REHAB.
SAME AS EARLIER APPROVED CERTIFICATE OF
APPROPRIATENESS. SAME AS WORK APPROVED BY
IDHR & NPS. SEE ATTACHED DWGS & NPS APPLICATION

Signature of Owner or Authorized Agent: X Bill Laffoon

Name of Owner or Authorized Agent (please print legibly): BILL LAFFOON

(Space below for staff use only)

Received by Commission Secretary _____

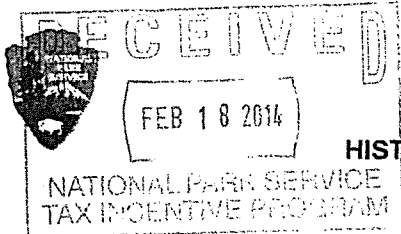
APPLICATION NO. _____

DATE _____

SCHEDULED FOR _____

Note: CAR reviews all applications on a case-by-case basis.

12/12/13



UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

OMB Approved
No. 1024-0009
Form 10-168
Rev. 2011

HISTORIC PRESERVATION CERTIFICATION APPLICATION
PART 2 - DESCRIPTION OF REHABILITATION

2008-040

NPS Project Number
21564 30248

Instructions: This page of the form must appear exactly as below and must bear the owner's original signature. Other sections may be expanded as needed or continued on blank pages. The National Park Service certification decision is based on the descriptions in this application form. In the event of any discrepancy between the application form and other, supplementary material submitted with it (such as architectural plans, drawings and specifications), the application form takes precedence. A copy of this form will be provided to the Internal Revenue Service.

1. Property Name 5 & 7 East Broad Street
Street 7 East Broad Street
City Richmond County _____ State VA Zip 23219
Name of Historic District Broad Street Commercial Historic District

Listed individually in the National Register of Historic Places; date of listing _____
 Located in a Registered Historic District; name of district Broad Street Commercial Historic District
 Part 1 - Evaluation of Significance submitted? Date submitted 2-20-2008 Date of certification 3-11-2008

2. Data on building and rehabilitation project
Date of construction 1893 Cost of rehabilitation (estimated) \$1,200,000
Type of construction masonry bearing walls Floor area before / after rehabilitation 21,804 sf / 21,804 sf
Start date (estimated) January 2014 Use(s) before / after rehabilitation commercial / commercial
Completion date (estimated) January 2018 Number of housing units before / after rehabilitation 0 / 0
This application covers phase number 1&2 of 2 phases Number of low-moderate income housing units before / after rehabilitation 0 / 0

3. Project Contact (if different from Owner)
Name Bill Laffoon c/o RML Architecture
Street 303 Cedar St City Richmond
State VA Zip 23223 Telephone 804-649-8068

4. Owner
I hereby attest that the information I have provided is, to the best of my knowledge, correct and that I own the property described above. I understand that falsification of factual representations in this application is subject to criminal sanctions of up to \$10,000 in fines or imprisonment for up to five years pursuant to 18 USC 1001.
Name William Pylaris Signature: [Signature] Date 12-12-13
Organization BAP LLC Social Security OR Taxpayer ID Number 31-1715879
Street 218 East Main Street City Richmond
State VA Zip 23219 Telephone 804-218-2204

NPS Official Use Only

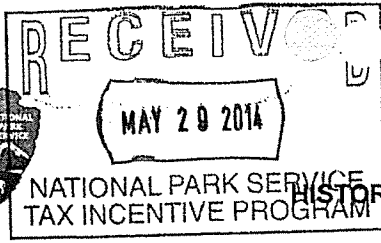
The National Park Service has reviewed the Historic Certification Application - Part 2 for the above-named property and has determined that:

- the rehabilitation described herein is consistent with the historic character of the property and, where applicable, with the district in which it is located and that the project meets the Secretary of the Interior's Standards for Rehabilitation. This letter is a preliminary determination only, since a formal certification of rehabilitation can be issued only to the owner of a "certified historic structure" after rehabilitation work is complete.
- CONDITIONS APPLY TO PART 2 AND NO SUBSEQUENT AMENDMENT. the rehabilitation or proposed rehabilitation will meet the Secretary of the Interior's Standards for Rehabilitation if the attached conditions are met.
- the rehabilitation described herein is not consistent with the historic character of the property or the district in which it is located and that the project does not meet the Secretary of the Interior's Standards for Rehabilitation.

6.12.14

[Signature] NPS-TPS (202)
National Park Service Authorized Signature 354.2027
AUDREY T. TEPPER

Date
 See Attachments



UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

3/24/14

OMB Approved
No. 1024-0009
Form 10-168
Rev. 2011

2008-040

**HISTORIC PRESERVATION CERTIFICATION APPLICATION
AMENDMENT SHEET**

Property name 5 & 7 East Broad Street (Amendment-1) NPS Project Number 30248
Property address 7 East Broad Street, Richmond, VA 23219

Instructions: This page of the form must appear exactly as below and must bear the owner's original signature.

Amendments: Summarize changes to previously submitted application in the space provided; describe in detail in attachments.

Requests for an advisory determination that a completed phase of a rehabilitation project meets the Secretary of the Interior's Standards for Rehabilitation: List phase number, completion date, and cost, and summarize completed work items. Continue in attachments if necessary.

This sheet amends Part 1 amends Part 2 amends Part 3
 requests an advisory determination that phase _____ of _____ phases of this rehabilitation project meets the Secretary of the Interior's Standards for Rehabilitation. Phase completion date: _____
Cost of this phase: _____

Another fire rated assembly will be used so that wood flooring is left exposed.
Unpainted masonry will remain unpainted and painted masonry may be painted.
Exposed ductwork will be painted.
Ceiling structure at the third floor to be left exposed
See attached old photos 1-2-3 & 4 of storefronts.
See attached drawings A6.1, A6.2 & A6.3 for railings at first floor mezzanine stair.
See cut sheets for new wood doors drawing A7.1, new metal doors HM-1 & HM-2 and new skylights SK-1 & SK-2.
See new replacement drawing A5 (rev 3-19-2014) showing revisions to historic rear stair at 7 East Broad Street.

See Attachments

Project Contact (if different from Owner)

Name Bill Laffoon c/o RML Architecture
Street 303 Cedar St City Richmond
State VA Zip 23223 Telephone 804-649-8068

Owner

I hereby attest that the information I have provided is, to the best of my knowledge, correct and that I own the property described above. I understand that falsification of factual representations in this application is subject to criminal sanctions of up to \$10,000 or fines or imprisonment for up to five years pursuant to 18 USC 1001.

Name William Pyliaris Signature [Signature] Date 3-20-14
Organization BAP LLC Social Security OR Taxpayer ID Number 31-1715879
Street 218 East Main Street City Richmond
State VA Zip 23219 Telephone 804-218-2204

NPS Official Use Only

The National Park Service has reviewed this amendment to the Historic Preservation Certification Application and has determined that the amendment:

- meets the Secretary of the Interior's Standards for Rehabilitation.
- will meet the Secretary of the Interior's Standard for Rehabilitation if the attached conditions are met. CONDITIONS APPLY PART 2 AND THIS AMENDMENT.
- does not meet the Secretary of the Interior's Standards for Rehabilitation.

Advisory Determinations:

- The National Park Service has determined that the work completed in this phase is consistent with the Secretary of the Interior's Standards for Rehabilitation. This determination is advisory only. A formal certification of rehabilitation can be issued only after all rehabilitation work and any associated site work or new construction have been completed. This approval could be superseded if it is found that the overall rehabilitation does not meet the Secretary's Standards. A copy of this form will be provided to the Internal Revenue Service.

Date 6/12/14
National Park Service Authorized Signature Audrey T. Tepper NPS-TPS (202) 354-2027

See Attachments



COMMONWEALTH of VIRGINIA

Department of Historic Resources

2801 Kensington Avenue, Richmond, Virginia 23221

Molly Joseph Ward
Secretary of Natural Resources

Julie V. Langan
Acting Director

Tel: (804) 367-2323
Fax: (804) 367-2391
www.dhr.virginia.gov

January 24, 2014

William Pyliaris
BAP LLC
218 East Main Street
Richmond, Virginia ~ 23219

Re: 5 & 7 East Broad Street ~ Richmond
Part 2 Response
DHR # 2008-040

Mr. Pyliaris ~

Thank you for submitting the State Rehabilitation Tax Credit Application, Part 2, "Description of Rehabilitation", for the property located at 5 & 7 East Broad Street in Richmond. We are also in receipt of the necessary State application fee and appreciate its timely submission. Based on the materials provided the proposed scope of work is consistent with the Secretary of the Interior's *Standards for Rehabilitation* and the project is approved provided the following conditions are met:

CONDITIONS:

The following conditions should be met in order for the project to receive approval. If additional information is requested please submit the materials as an Amendment to the Part 2 application. Otherwise, evidence of the completed, compliant work must be submitted with the Part 3 application.

Retention of Historic Materials ~ historic materials should be retained in place. These include but are not limited to all of the detailing associated with the light well and its enclosure, doors, windows and their associated casings, wall and ceiling plaster, wood trim elements such as beaded board, chair rail and baseboards, floor materials, and historic staircases and their components. If replacement is necessary it must be done in-kind with materials that match the historic materials in type, dimension, profile and finish.

Railings ~ please submit a drawing for the railing at the interior stair shown in photo 11.

Historic Photo ~ please submit a copy of the historic photo referenced on the drawings. We cannot review the proposed work to the storefronts or the construction of the interior vestibule or stair until we have reviewed this image.

Cut Sheets ~ please submit cut sheets or manufacturer's data for the new skylights and all new or replacement doors and windows.

Administrative Services
10 Courthouse Ave.
Petersburg, VA 23803
Tel: (804) 862-6408
Fax: (804) 862-6196

Capital Region Office
2801 Kensington Office
Richmond, VA 23221
Tel: (804) 367-2323
Fax: (804) 367-2391

Tidewater Region Office
14415 Old Courthouse Way
2nd Floor
Newport News, VA 23608
Tel: (757) 886-2818
Fax: (757) 886-2808

Western Region Office
962 Kime Lane
Salem, VA 24153
Tel: (540) 387-5443
Fax: (540) 387-5446

Northern Region Office
5357 Main Street
PO Box 519
Stephens City, VA 22655
Tel: (540) 868-7029
Fax: (540) 868-7033

Flooring ~ since the floor framing will be concealing from below with a drywall ceiling, is there a way to include fire-proof material in this assembly to allow the existing historic floors to remain exposed?

Painted Masonry ~ unpainted masonry should remain unpainted while painted masonry may be repainted.

Painted Ductwork ~ all exposed ductwork should be painted.

Windows ~ if any window is slated for replacement please submit photos of its deteriorated condition, a drawing noting its location, and a cut sheet for the proposed replacement window. Please include dimensions for the original and replacement windows.

Exposed Framing ~ please allow the ceiling structure to remain exposed on the third floor.

Rooftop Mechanical Equipment ~ please construct accurately scaled mock-ups of all new additions to the roof. Photos taken from a variety of vantage points should be submitted to DHR for our review and comment prior to the installation of the equipment.

Approval does not extend to the following items:

The enclosure of the historic stair

The drawings indicate that Phase 2 work will include enclosing the historic rear stair at 7 East Broad Street with a rated wall. This stair should not only remain intact but also visible; its enclosure would conflict with Standard 2:

Standard 2 ~ The historic character of a property shall be retained and preserved. The removal of historic materials or alterations of features and spaces that characterize a property shall be avoided.

As noted above, we cannot review or comment on the work proposed to both of the storefronts or the addition of an interior stair and vestibule at 5 East Broad Street until we have received and reviewed the historic photo. Work should not begin at any of these areas until DHR has received the photo and commented on the proposed rehabilitation.

Please be aware that DHR is conducting a physical inspection of all properties as part of the Part 3 review process. Consequently, we anticipate that review of completed projects will take approximately 60 days from the date of submission. If determined necessary, DHR may conduct an inspection at the end of an initial phase that is submitted for Part 3 certification.

We look forward to receiving the requested information so that we may complete our review. In the meantime, please feel free to contact me with questions at Suzanne. Tripp@dhr.virginia.gov.

Sincerely,



Suzanne Tripp
Historical Architect
Office of Preservation Incentives

Administrative Services
10 Courthouse Ave.
Petersburg, VA 23803
Tel: (804) 862-6408
Fax: (804) 862-6196

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Salem, VA 24153
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Fax: (540) 387-5446

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5357 Main Street
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HISTORIC PRESERVATION CERTIFICATION APPLICATION
PART 2 – DESCRIPTION OF REHABILITATION

Property name 5 & 7 East Broad Street NPS Project Number 21564

Property address 7 East Broad Street, Richmond, VA 23219

5. **Detailed description of rehabilitation work** Reproduce this page as needed to describe all work or create a comparable format with this information. Number items consecutively to describe all work, including building exterior and interior, additions, site work, landscaping, and new construction.

Number **1** Feature Building Plan Date of Feature 1893

Describe existing feature and its condition

The floor plans for each of the 2 buildings are long, narrow and open with high ceilings and a mezzanine at the rear of the first floor at building 5 East Broad. The first floor use is commercial at both buildings with the basement and upper floors vacant. There are small bathroom and office spaces at the rear first floor. The original building plan is mostly unchanged and it is compatible with the proposed commercial uses.

Photo numbers _____ Drawing numbers D1,D2,A1,A2,A3,A4,A4

Describe work and impact on feature

PHASE 1: The long narrow plan and high ceilings at the basement and first floor will remain with new bathrooms at one end and new stairs at the front and rear for exit at the first floor level. A new elevator will be constructed at the rear mezzanine to connect all levels. The work will retain and preserve the long, narrow, open building plan and high ceilings.

PHASE 2: The long narrow plan and high ceilings at floor 2 & 3 will remain with limited new construction for bathrooms, elevator shaft and egress stairs. The work will retain and preserve the long, narrow, open building plan and high ceilings.

Number **2** Feature Foundation Date of Feature 1893

Describe existing feature and its condition

The building and basement foundation walls are 3 to 5 courses of brick thick with the brick painted. The brick walls define the long narrow spaces. There are some openings in the brick wall to below the front sidewalk and alley. Brick is in fair to poor condition with mortar missing in some joints.

Photo numbers 1,2,4,5,39,40,87,88 Drawing numbers D1,A1

Describe work and impact on feature

PHASE 1: Close openings in brick walls below the sidewalk and alley. Make new openings in the brick basement wall between number 5 and number 7 for egress to exit stairs. Build new foundation for elevator shaft. Patch and repair damaged masonry. Point up masonry where mortar is missing. Clean and paint the masonry. Provide lime based mortar to match existing mortar. All masonry work will comply with PB1 Cleaning Masonry and PB2 Repointing Mortar. The impact of the work is to retain, preserve and maintain the existing brick foundation/basement walls.

HISTORIC PRESERVATION CERTIFICATION APPLICATION
PART 2 – DESCRIPTION OF REHABILITATION

Property name 5 & 7 East Broad Street NPS Project Number 21564

Property address 7 East Broad Street, Richmond, VA 23219

5. **Detailed description of rehabilitation work** Reproduce this page as needed to describe all work or create a comparable format with this information. Number items consecutively to describe all work, including building exterior and interior, additions, site work, landscaping, and new construction.

Number 3 Feature Front Masonry Walls Date of Feature 1893

Describe existing feature and its condition

The masonry at floors 2 and 3 above the storefront is gray colored brick and stone. There are stone bands in the façade at window sills, between windows and transoms and at some window heads. Window transoms at floor 3 have round corbelled arches and keystones. The cornice has stucco below small recessed brick panels. The masonry is in fair condition with limited brick work and mortar missing. The stucco cornice patching at 5 East Broad is in poor, failing condition.

Photo numbers 55,56,63,64,80,81 Drawing numbers A3

Describe work and impact on feature

PHASE 1: Provide new brick where existing brick is missing (2 locations). Repoint joints where mortar is missing. Replace failing stucco cornice patch at 5 E Broad with new stucco to match stucco at 7 E Broad. Provide a lime based mortar/stucco to match existing lime based mortar/stucco. Clean the masonry after repairs. All masonry and stucco work will comply with PB1 Cleaning Masonry, PB 2 Repointing Mortar and PB 22 Repair of Stucco. The impact of the work is to retain, preserve, repair and maintain the historic masonry and stucco.

Number 4 Feature Storefront at 5 E Broad St Date of Feature 1893

Describe existing feature and its condition

There is a 3 bay wood storefront, center recessed entry, with a tall transom above the full width of the storefront. The recessed entry has a wood panel ceiling and an aluminum replacement door with sidelights. Storefront framing is wood and aluminum. Some storefront glass is missing and covered with painted plywood. The storefront is in poor/failing/failed condition with original parts and glass missing. This storefront is cited by City of Richmond for Building Code Violation

Photo numbers 55,57,58,83 Drawing numbers A3

Describe work and impact on feature

PHASE 1: The storefront will be taken apart, components and parts will be repaired and replaced and then reinstalled to match the original storefront materials and design. Existing stone panels at to be reinstalled in the apron. The storefront work will comply with PB 11 Rehabilitating Historic Storefronts. The impact of the work is to preserve, maintain, repair and replace missing parts of the original storefront.

HISTORIC PRESERVATION CERTIFICATION APPLICATION
PART 2 – DESCRIPTION OF REHABILITATION

Property name 5 & 7 East Broad Street NPS Project Number 21564

Property address 7 East Broad Street, Richmond, VA 23219

5. **Detailed description of rehabilitation work** Reproduce this page as needed to describe all work or create a comparable format with this information. Number items consecutively to describe all work, including building exterior and interior, additions, site work, landscaping, and new construction.

Number 5 Feature Art Deco Storefront at 7 E Broad St Date of Feature 1935

Describe existing feature and its condition

The "art deco" storefront is made of pigmented structural glass "vitrolite" in black and cream color and clear glass at the display windows. There is a recessed center entry at the symmetrical and elaborate geometric design. Interior of the recess above display windows is plaster. The entry door is flush wood with a small transom. The storefront is in poor/failing/failed condition. This storefront is cited by the City of Richmond for a Building Code Violation

Photo numbers 59,60,61,62,82 Drawing numbers A3

Describe work and impact on feature

PHASE 1: All vitrolite and glass panels are to be taken apart and cleaned. Missing and broken pieces of vitrolite and glass will be replaced with vitrolite/glass to match the adjacent material. After patching and repairing the stucco substrate, the vitrolite/glass is to be reinstalled with new adhesive. Where metal trim is missing, a new metal trim (to match existing) is installed. Reinstall vitrolite with cement joints. The work will comply with PB 12 The Preservation of Pigmented Structural Glass. The impact of the work is to preserve, maintain, repair and replace missing elements of the original storefront.

Number 6 Feature Rear Brick Walls Date of Feature 1893

Describe existing feature and its condition

The brickwork is red smooth faced brick in a running bond pattern with a header every 7 courses. Openings at floors 1 and 2 have curved head brick arches. Openings at floor 3 have semi-circular, round head arches. An original opening at floor 1 has been closed with brick. The brickwork is in good condition.

Photo numbers 66,67,68,69,70,71,72,73,74,84,85,86 Drawing numbers A4

Describe work and impact on feature

PHASE 1: Where an original opening has been closed with brick, the brick will be removed to allow for a new exit door to the alley. At one location in the exterior wall a new opening will be made in the brick for a new exit door vestibule. All other brick walls are to remain. The impact of the work is to retain, preserve and maintain the historic masonry with minor alteration for building egress.

HISTORIC PRESERVATION CERTIFICATION APPLICATION
PART 2 – DESCRIPTION OF REHABILITATION

Property name 5 & 7 East Broad Street NPS Project Number 21564

Property address 7 East Broad Street, Richmond, VA 23219

5. Detailed description of rehabilitation work Reproduce this page as needed to describe all work or create a comparable format with this information. Number items consecutively to describe all work, including building exterior and interior, additions, site work, landscaping, and new construction.

Number 7	Feature <u>Wood Framing</u>	Date of Feature <u>1893</u>
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Describe existing feature and its condition

Wood floor and roof framing is sawn pine. Floor joists and roof beams bear in pockets at masonry walls. Except for moisture damage, mostly at the roof, the wood framing is in good condition

Photo numbers 1,2,3,19,27,28,37,39,40,90,91 Drawing numbers D1,D2,A1,A2,A5

Describe work and impact on feature

PHASE 1: Replace rotten/deteriorated wood framing and wood roof deck with new wood to match existing. Make opening in the floor framing for a new elevator shaft. Provide alterations to existing framing for new stairs. Provide new wood framing for interior partitions. The impact of the of the work is to retain and preserve the existing wood framing and to replace deteriorated framing.

Number 8	Feature <u>Roof</u>	Date of Feature <u>1935</u>
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Describe existing feature and its condition

There is a low slope, standing seam tin roof that is hidden from view at the exterior. Some areas of tin roofing has been replaced/covered over with a membrane rubber roof. Roof slopes to a valley and gutter behind 7 East Broad St. The original roof was built to accommodate skylights. The framing for skylight openings can be seen at the interior, but the openings are framed closed with a roof installed over. Metal edge trim at the front edge of the roof is missing. The roof is in poor and failing condition.

Photo numbers 75,76,77,78,103,104,105,106 Drawing numbers A2

Describe work and impact on feature

PHASE 1: Replace the deteriorated and failed tin and rubber roof with new roof deck insulation and a single ply membrane roof with a new gutter and downspouts. Install new skylights at original roof openings. The impact remove deteriorated material and to provide a new roof to preserve and protect the historic structure.

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Number 9 Feature Windows Date of Feature 1893

Describe existing feature and its condition

The large wood windows consist of double hung sashes all in deteriorated condition. Wood trim and sills are in need of repair, broken, deteriorated or missing. Glass is broken or gone. Third floor windows have a semi-circular fixed transom. Wood windows are in failed to poor condition.

Photo numbers 21,22,23,27,32,33,37,38,46,48,50,55,63,64,67,68,69,70,71,72 Drawing numbers A3,A4

Describe work and impact on feature

PHASE 1: Patch, repair (replace if needed) and paint existing wood windows, to include all parts of the sash, frame, sill and trim. Provide pulleys, sash cords and weights for operating sashes. Reglaze sashes with new glass. Work will comply with PB 9 Repair of Wood Windows and PB 10 Exterior painting for Historic Wood. The impact of the work is to retain, preserve, maintain and the wood windows.

Number 10 Feature Rear Exterior Doors Date of Feature 1893

Describe existing feature and its condition

There 3 doors at the rear. One original wood door is active. One original wood door is fixed in place. One modern flush metal door is active. All of the doors are in poor condition.

Photo numbers 65,66,67,68,73 Drawing numbers A4

Describe work and impact on feature

PHASE 1: One original active wood door will be repaired and painted and then reinstalled in the vestibule behind its opening. One original fixed wood door will be repaired and painted and set back fixed in its opening. The modern flush metal door will be removed with a new vestibule made at the opening and a new metal door, frame, and sidelights in the vestibule. A new metal door and frame will be installed at an old window opening. A new metal door and frame will be installed at a new vestibule and opening. The impact of the work is to retain, preserve, maintain and repair existing wood doors and to provide new compatible doors where work is required to comply with the building code.

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Number 11 Feature Stairs Date of Feature 1893

Describe existing feature and its condition

Existing stairs between the basement and floor 1 are plain wood and handrails, no pickets. At 5 E Broad at floor 1 there is a wide stair up to the mezzanine and a plain wood stair up to floor 2. Other stairs above at 5 E Broad are plain wood with a handrail. At 7 E Broad there is a wood stairs with posts, molded handrails and pickets from floor 1 to the upper floors. The plain wood stairs at the basement and upper floors at 5 E Broad are in poor condition and do not meet building code requirements. The wood stairs upstairs at 7 E Broad do not provide a continuous egress path but they are in good condition.

Photo numbers 2,3,11,14,15,17,24,25,35,41,47,51,89,94,95,98 Drawing numbers D1,D2,A1,A2,A5

Describe work and impact on feature

PHASE 1: Plain wood stairs at the basement will be removed and new stairs will be installed at the front and rear for building code compliance and building egress. The impact of the work is to identify and retain the historic stairs and allow for compatible alterations for building and public safety.

PHASE 2: Existing historic wood stairs above at 7 E Broad will be retained. Existing plain wood stairs at 5 E Broad will be removed. New stairs will be installed at 5 E Broad to provide required means of egress. The impact of the work is to identify and retain the historic stairs and allow for compatible alterations for building and public safety.

Number 12 Feature Light Wells Date of Feature 1893

Describe existing feature and its condition

Light wells part of the original building plan from the roof down to floor 1 at both 5 and 7 East Broad. All light wells have been closed except the one remaining between floor 2 & 3 at 7 E Broad. There are no skylights at the roof with the openings framed in and covered with a new roof. The remaining light well is in good condition

Photo numbers 29,49,51,52,53,93,99,103 Drawing numbers D2,A2,A5

Describe work and impact on feature

PHASE 1: As a part of the new roof work, new skylights will be installed back to the original opening. The existing light well will be retained. The impact of this work is to retain and preserve the existing light wells and to provide new skylights (where they are missing) to retain the historic daylight design for the building.

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Number 13 Feature Walls Date of Feature 1893 & 2008

Describe existing feature and its condition

Interior masonry walls are exposed brick, painted brick or have a plaster finish. Exposed brick needs cleaning. Painted brick finish is in poor condition. Plaster finish on brick is in fair condition. Modern interior wood partitions for bathrooms and utility spaces have drywall or a wood finish and they are in good condition.

Photo numbers 16,17,18,21,24,25,26,29,30,32,33,34,35,36,37,38,50,90,91,96,97 Drawing numbers D1,D2,A1,A2,A5

Describe work and impact on feature

PHASE 1: (Basement, Floor 1 & Mezzanine Only) Exposed brick walls will be cleaned. Painted brick walls will be re-painted. The work will comply with PB1 Cleaning Masonry. Failing plaster finishes on masonry will be repaired using lime plaster with a mix and finish to match existing plaster. The work will comply with PB 21 Repairing Historic Flat Plaster Walls and Ceilings. There will be new modern wood framed partitions with drywall finish to create new bathrooms and exit enclosures. The impact of this work is to retain, preserve and maintain the historic plaster and paint finishes.

PHASE 2: (Floors 2 & 3) Same as Phase 1

Number 14 Feature Ceilings Date of Feature 1893-2008

Describe existing feature and its condition

There are no ceilings in the basement only exposed wood framing above the floor. At floor 1 at 5 E Broad there is a beaded wood ceiling except below the mezzanine where there is no ceiling only exposed wood framing above. Bathrooms below the mezzanine have a modern drywall finish. The beaded wood ceiling is in good condition. At floor 1 at 7 E Broad there is a decorative stamped metal, square panel ceiling at the front and a beaded wood ceiling at the rear, both in good condition. There are no ceilings at floors 2 & 3 only exposed wood framing above the floors.

Photo numbers 8,9,10,19,21,24,27,28,42,44,45,48,49,50,52,53,54,90,91,92,100,101 Drawing numbers D1,D2,A1,A2,A5

Describe work and impact on feature

PHASE 1: Where there are no ceiling finishes, new gypsum panels will be installed at the exposed floor framing to provide the required fire rating. Where tin and beaded wood ceilings occur, the tin and wood will be removed, new gypsum panels will be installed at the exposed floor framing to provide the required fire rating, and then the tin and wood will be reinstalled. The impact of this work is to retain, preserve and maintain the historic metal and wood ceiling finishes and allow for alterations for building safety. PHASE 2: Where there are no ceiling finishes, new gypsum panels will be installed at the exposed floor framing to provide the required fire rating. The impact of this work is to allow for alterations for building safety.

HISTORIC PRESERVATION CERTIFICATION APPLICATION
PART 2 – DESCRIPTION OF REHABILITATION

Property name 5 & 7 East Broad Street NPS Project Number 21564

Property address 7 East Broad Street, Richmond, VA 23219

5. **Detailed description of rehabilitation work** Reproduce this page as needed to describe all work or create a comparable format with this information. Number items consecutively to describe all work, including building exterior and interior, additions, site work, landscaping, and new construction.

Number 15 Feature Floors Date of Feature 1893

Describe existing feature and its condition

The basement floor is concrete with a scored joint pattern. The concrete floor is in good condition. All other floors above are wood, one layer T&G wood flooring fastened direct to wood joists. The wood T&G flooring is in poor to fair condition. At floor 1 there is carpet over the wood flooring. Carpet is worn.

Photo numbers 1,2,15,16,17,18,20,25,26,29,30,35 Drawing numbers D1,D2,A1,A2,A5

Describe work and impact on feature

PHASE 1: The concrete floor will be cleaned. The concrete will be patched and repaired to accommodate limited underground plumbing piping and additional foundation work. All wood flooring is to remain and to be fastened down tight to the wood framing. A new layer of T&G wood flooring will be installed over the existing wood floor to meet the fire rated assembly required by the building code. The impact of this work is to retain and preserve the historic flooring and to provide for alterations for building safety.

Number 16 Feature Plumbing Date of Feature 1893,1935,1980,2008

Describe existing feature and its condition

Existing plumbing is limited to bathrooms at floor 1. Waste piping is cast iron and plastic. Supply piping is plastic. The fixtures and bathrooms are not the accessible type and plumbing and water service is inadequate for the building use.

Photo numbers 107,108 Drawing numbers D1,D2,A1,A2,A5

Describe work and impact on feature

PHASE 1: (Basement, Floor & Mezzanine) Existing plumbing and fixtures will be removed. A new water service and sanitary drain connect will be made. New accessible plumbing fixtures will be provided with plumbing piping concealed in walls. The impact is to provide accessible plumbing suitable for building occupancy with little or no impact of the historic character of the building.
PHASE 2: (Floor 1 & 2) New accessible plumbing fixtures for new bathrooms will be provided with plumbing piping concealed in walls. The impact is to provide accessible plumbing suitable for building occupancy with little or no impact of the historic character of the building.

HISTORIC PRESERVATION CERTIFICATION APPLICATION
PART 2 – DESCRIPTION OF REHABILITATION

Property name 5 & 7 East Broad Street NPS Project Number 21564

Property address 7 East Broad Street, Richmond, VA 23219

5. **Detailed description of rehabilitation work** Reproduce this page as needed to describe all work or create a comparable format with this information. Number items consecutively to describe all work, including building exterior and interior, additions, site work, landscaping, and new construction.

Number 17	Feature <u>HVAC</u>	Date of Feature <u>1980 & 2008</u>
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Describe existing feature and its condition

The existing HVAC system is modern and serves floor 1 only. There is a gas fired AHU in the basement to serve floor 1 at 7 E Broad Street. There is an electric heat pump at 5 E Broad on the mezzanine to serve floor 1. There is an electric heat pump at & E Broad at the rear above the toilets to serve floor 1. The modern HVAC equipment is not properly sized for the space or the building use and it is not efficient.

Photo numbers 40 Drawing numbers D1,M01,M11

Describe work and impact on feature

PHASE 1: (Basement, Floor 1 & Mezzanine) Inadequate HVAC equipment will be removed. New HVAC equipment (split system with roof top equipment) will be installed. Inside equipment will be concealed. Ductwork will be exposed and installed tight to the wall or ceiling so that there are no dropped ceilings to hide ductwork. The impact is to provide HVAC suitable for building occupancy with little or no impact of the historic character of the building.

PHASE 2: (Floors 2 & 3) Same as Phase 1. The impact is to provide HVAC suitable for building occupancy with little or no impact of the historic character of the building.

Number 18	Feature <u>Electrical</u>	Date of Feature <u>1893 & 1935</u>
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Describe existing feature and its condition

There is an old and inadequate electrical service going to a fused panel with wiring, some in conduit and some exposed, for power and lighting. The electrical system for power and lighting is in poor condition.

Photo numbers 1,10,18,21,39 Drawing numbers D1, A1,A2,A5

Describe work and impact on feature

PHASE 1: (Basement, Floor 1 & Mezzanine) A new electrical service with switches and panels to serve all new required power and lighting will be installed at the basement, floor 1 and the mezzanine. Concealed and surface mounted wiring. Pendant hung light fixtures. The impact is to provide safe and suitable power and lighting for building occupancy with little or no impact on the historic character of the building.

PHASE 2: (Floors 2 & 3) New power and lighting. Concealed and surface mounted wiring. Pendant hung light fixtures. The impact is to provide safe and suitable power and lighting for building occupancy with little or no impact on the historic character of the building.

HISTORIC PRESERVATION CERTIFICATION APPLICATION
PART 2 – DESCRIPTION OF REHABILITATION

Property name 5 & 7 East Broad Street NPS Project Number 21564

Property address 7 East Broad Street, Richmond, VA 23219

5. **Detailed description of rehabilitation work** Reproduce this page as needed to describe all work or create a comparable format with this information. Number items consecutively to describe all work, including building exterior and interior, additions, site work, landscaping, and new construction.

Number <u>19</u>	Feature <u>New Fire Sprinkler System</u>	Date of Feature <u>New</u>
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Describe existing feature and its condition

New system NFPA 13 to be installed as fire sprinkler is a building code requirement.

Photo numbers _____ Drawing numbers _____

Describe work and impact on feature

PHASE 1: (Basement, Floor 1, Mezzanine, Floor 2) Install new fire sprinkler system to meet building code requirement. New piping and sprinkler heads are installed close to the finished ceiling with pipe running parallel to the long walls with minimal disruption of the high open space. The impact is to provide fire sprinklers required for building occupancy with little or no impact on the historic character of the building.

PHASE 2: (Floor 3) Same as Phase 1.

Number	Feature _____	Date of Feature _____
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Describe existing feature and its condition

Photo numbers _____ Drawing numbers _____

Describe work and impact on feature

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

CONDITIONS SHEET – Conditions Apply to Part 2 and Subsequent Amendment

Historic Preservation Certification Application

Property name: 5 & 7 East Broad Street

Project Number: 30248

Property address: 5& 7-East Broad Street, Richmond, VA

The National Park Service has determined that this project will meet the Secretary of the Interior Standards for Rehabilitation if the condition(s) listed in the box above are met.

Retention of Historic Materials:

In accordance with the Secretary's Standards, historic materials must be retained and repaired rather than replaced. These include - but are not limited to - detailing associated with the light well and its enclosure; doors and windows, with associated assemblies; wall and ceiling plaster; wood trim (beaded board, chair rail, baseboards); flooring materials; and historic stairs. If replacement is required due to missing components or severe deterioration, features must match the historic in types of materials, dimensions, profiles and finishes.

Windows:

Existing windows must be repaired rather than replaced. If these windows are deteriorated beyond repair, that condition must be adequately documented. Replacement windows must match the appearance, size, design, proportions, and profiles of the existing windows. Comparable detailed drawings of both the existing and any proposed replacement windows should be reviewed and approved by the State Historic Preservation Office before proceeding with any window replacements (or ordering windows).

New Systems:

General Condition:

New systems (duct work; piping, wiring, etc.) must be sensitively located without adversely impacting the interior and exterior of the building. Duct work must not drop below window heads or intersect windows; must be installed close to the ceiling; and must not subdivide primary spaces. Drawings of new systems must be submitted for review and approval to the National Park Service, through the State Historic Preservation Office, *prior* to installation (or ordering components).

Painting of Duct Work:

To lessen its impact, exposed duct work under pressed-tin or beaded-board ceilings must be painted a color similar to the ceilings; silver is *not* an acceptable color.

Roof-Top Mechanical Equipment:

Highly visible roof-top mechanical equipment does not meet the Secretary's Standards. To assess their prominence, physical mock-ups of any new features added to the roof must be constructed. These mock-ups must then be photographed from near and far throughout the property and the historic district.

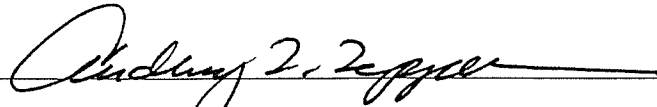
Masonry Repair:

Replacement brick must be used on an as-needed basis only and match the color, size, texture, and general physical characteristics of the historic brick. Good quality overall and close-up color photographs of the brick before and after replacement must be submitted with the Certification of Completed Work (Part 3).

The National Park Service has determined that this project will meet the Secretary of the Interior Standards for Rehabilitation if the condition(s) listed in the box above are met.

6/12/14

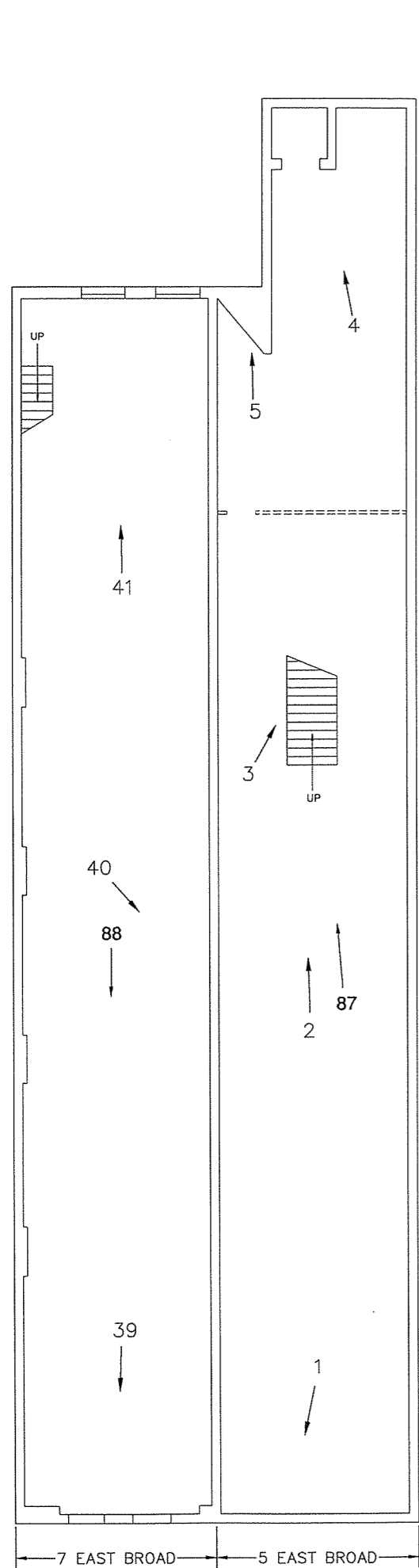
NPS-TPS 202-354-2027



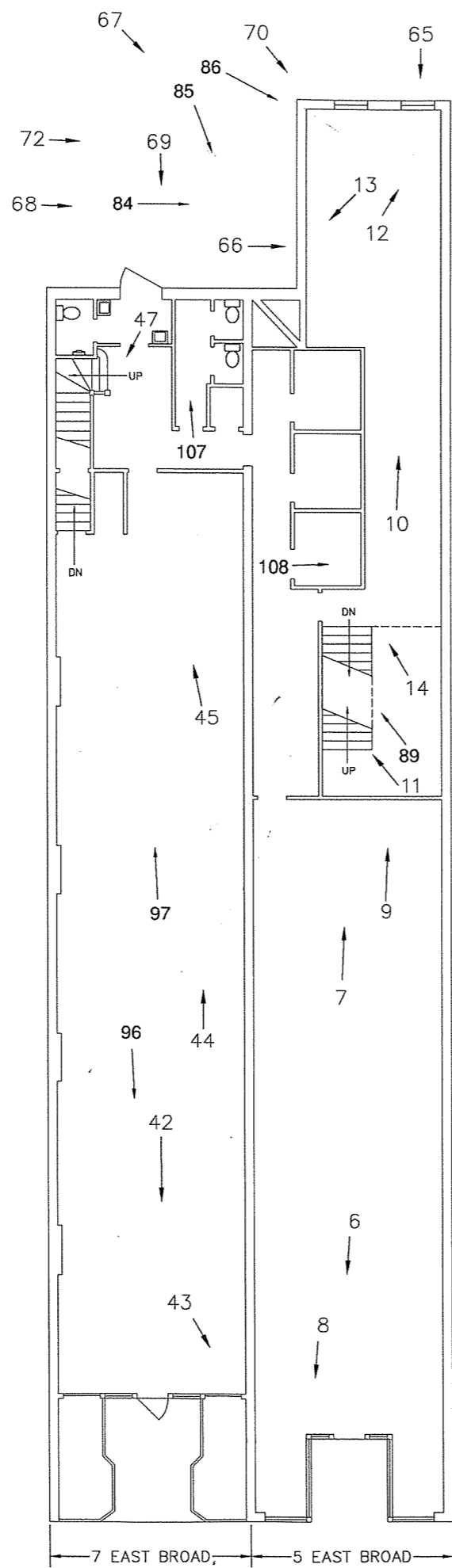
Date

National Park Service Signature
Audrey T. Tepper

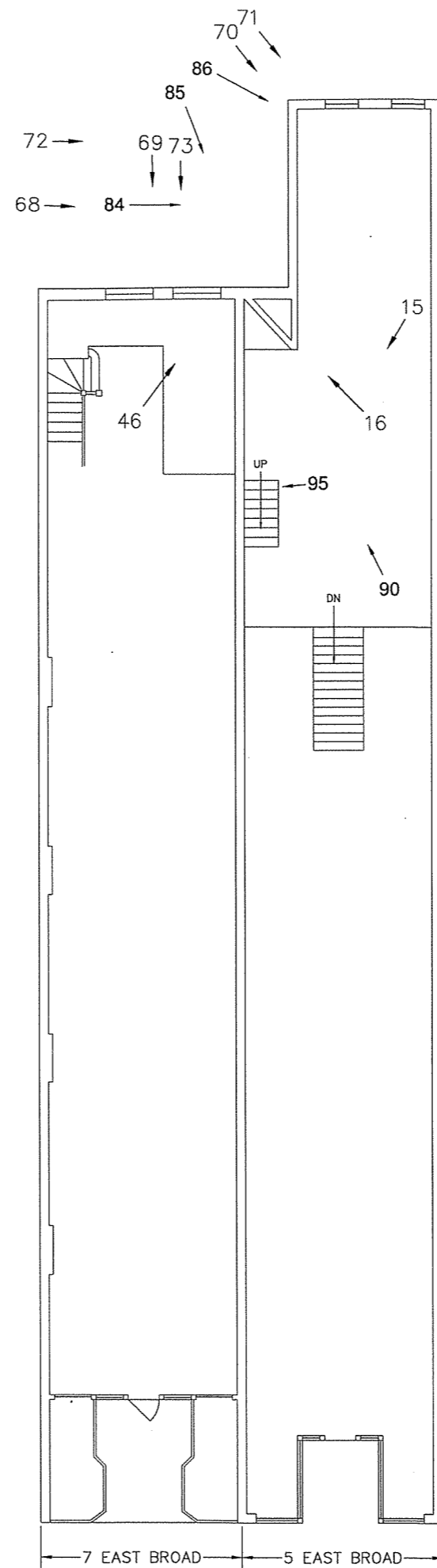
Telephone Number



BASEMENT
SCALE: 1/8" = 1'-0"

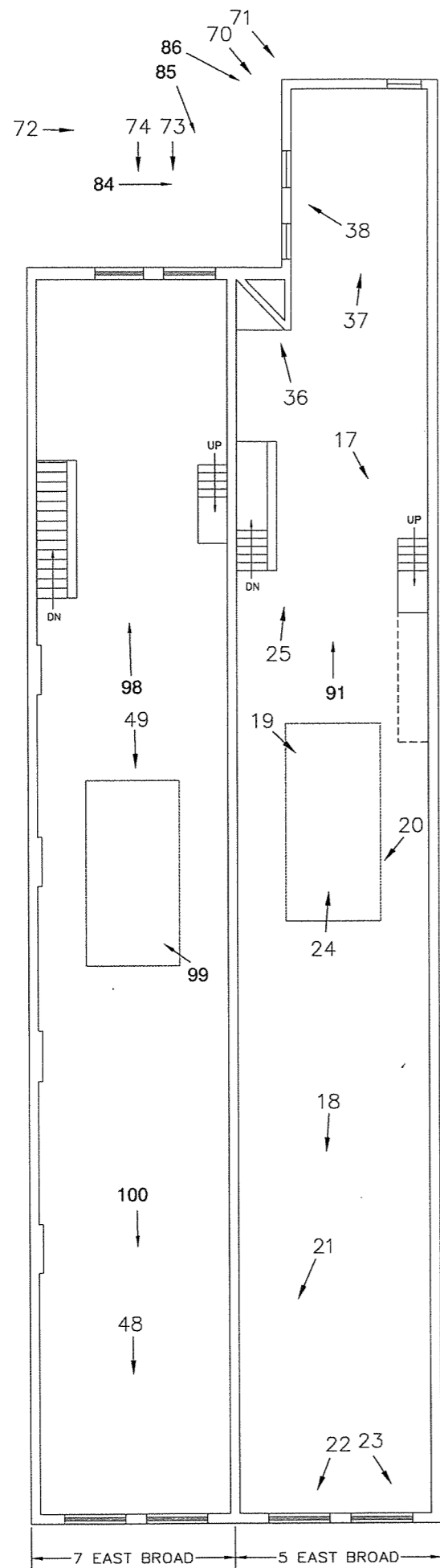


1st FLOOR
SCALE: 1/8" = 1'-0"

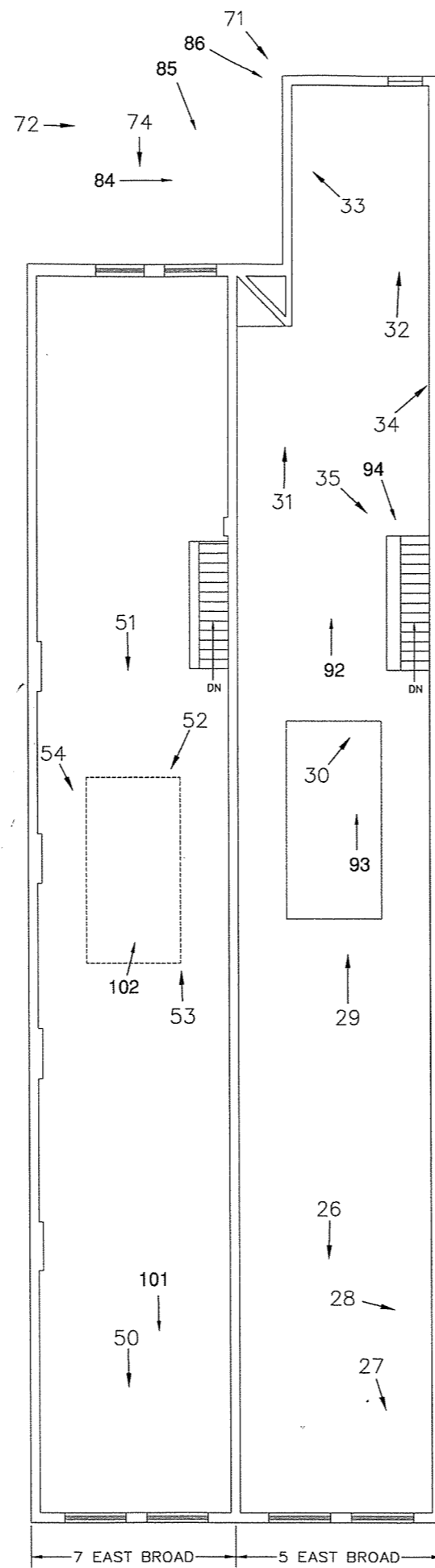


MEZZANINE
SCALE: 1/8" = 1'-0"

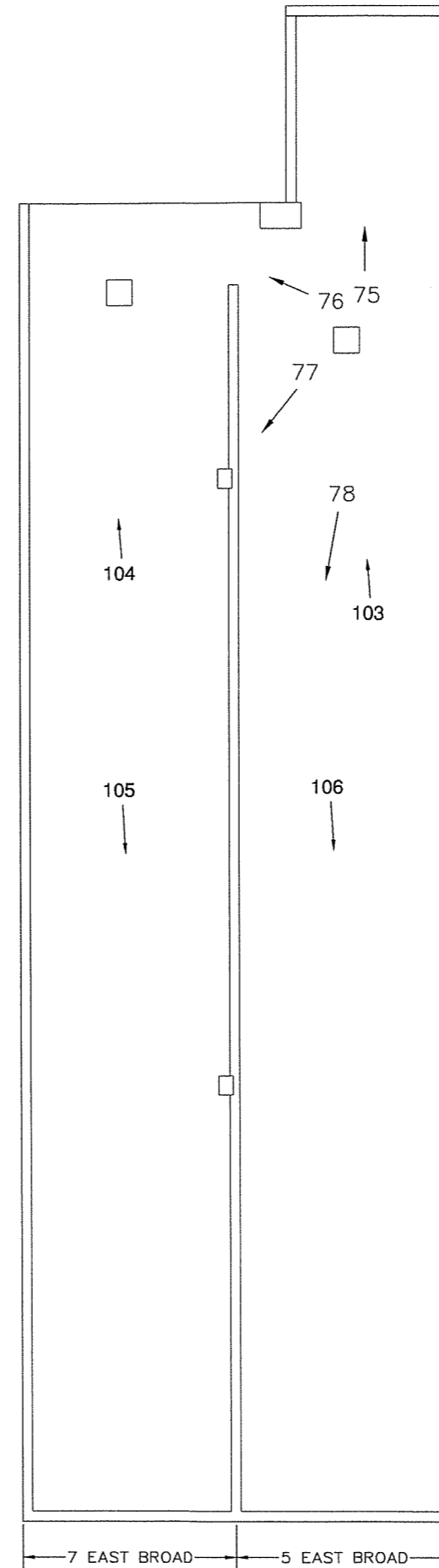
Photo Map 1
Historic Rehab Tax Credit
5 & 7 EAST BROAD STREET
RICHMOND, VA 23219
REVISED 12-6-2013 JANUARY 9, 2009
rml architecture
303 cedar street
richmond 23223



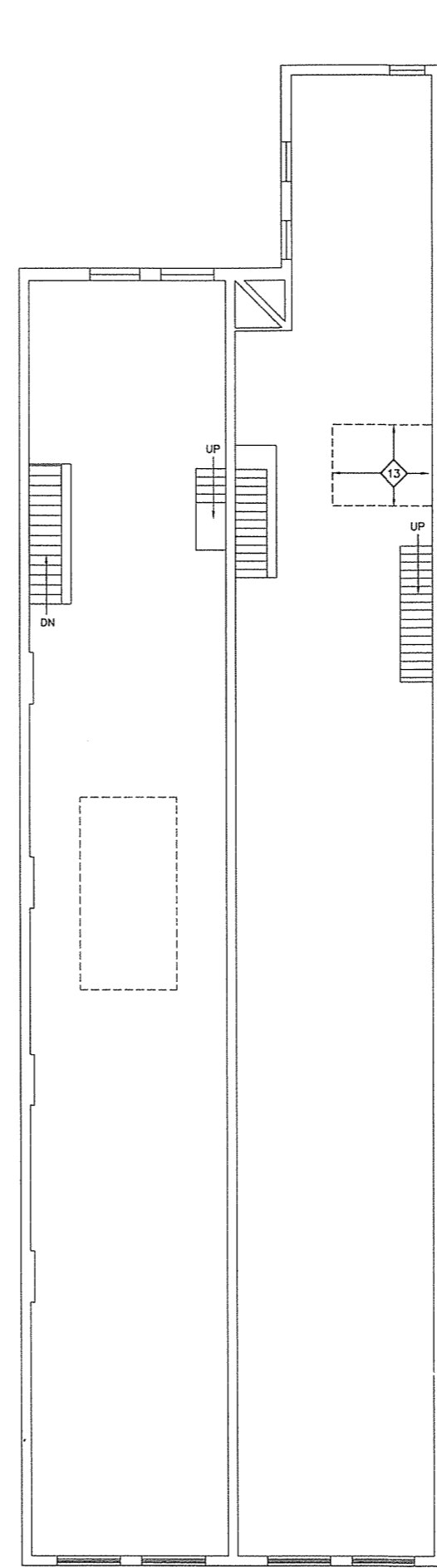
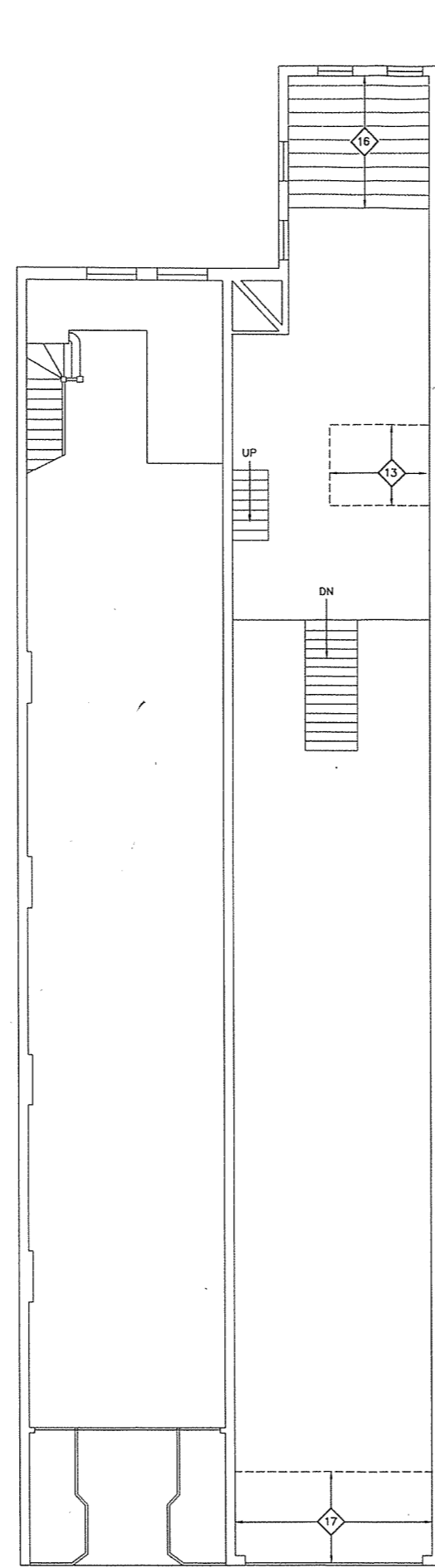
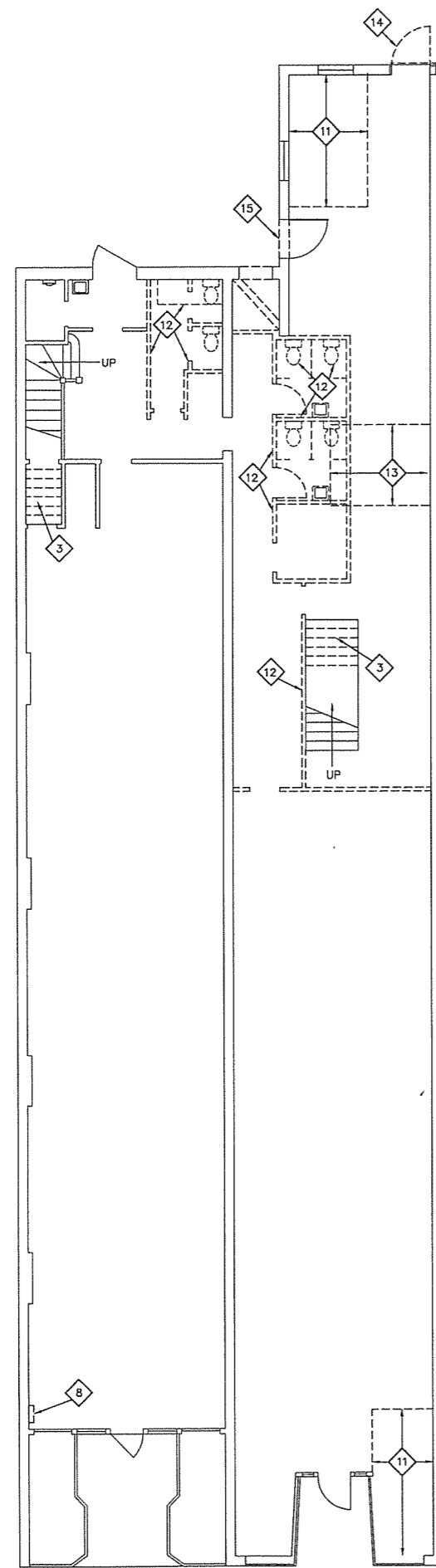
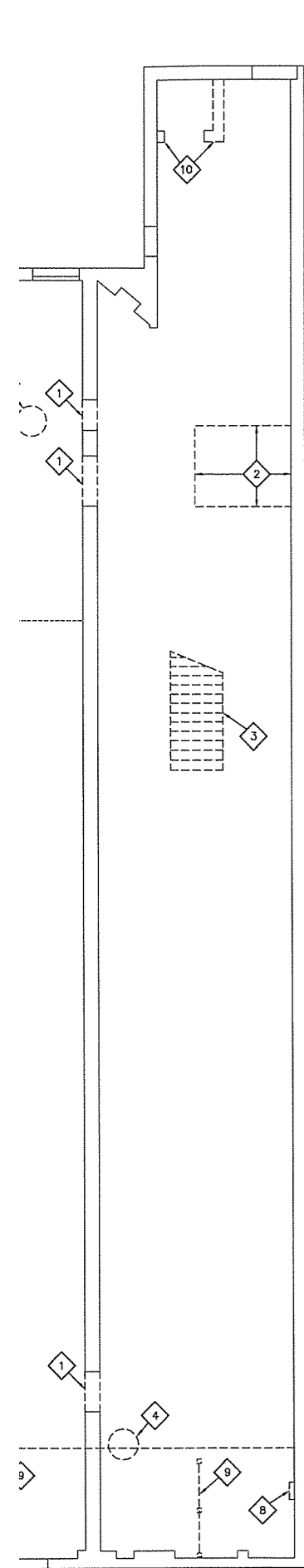
2nd FLOOR
SCALE: 1/8" = 1'-0"



3rd FLOOR
SCALE: 1/8" = 1'-0"



ROOF PLAN
SCALE: 1/8" = 1'-0"



LEGEND

- EXISTING CONSTRUCTION TO REMAIN
- - - REMOVE EXISTING CONSTRUCTION

DEMO PLAN NOTES

1. REMOVE MASONRY FOR NEW OPENING.
2. REMOVE SLAB FOR NEW ELEVATOR PIT & FOUNDATION.
3. REMOVE BASEMENT STAIRS.
4. REMOVE SLAB FOR NEW SUMP PIT.
5. REMOVE ALL PLUMBING PIPING BACK TO THE REAR WALL.
6. REMOVE ALL WATER PIPING BACK TO THE REAR WALL.
7. REMOVE ALL GAS PIPING BACK TO THE GAS METER. REMOVE GAS SERVICE TO THE BUILDING.
8. REMOVE ELECTRICAL SERVICE, PANELS AND WIRING.
9. REMOVE WOOD POSTS AND BEAM.
10. REMOVE MASONRY BACK TO EXTERIOR WALL.
11. REMOVE FLOOR FOR NEW STAIR. VERIFY LOCATION AND DIMENSIONS WITH LAYOUT OF NEW WORK.
12. REMOVE MODERN WALLS & FRAMING. REMOVE ALL PLUMBING PIPING & FIXTURES.
13. REMOVE WALLS, FLOOR & FRAMING FOR NEW ELEVATOR SHAFT.
14. REMOVE EXISTING DOOR & HARDWARE AND SALVAGE FOR INSTALLATION IN THE NEW WORK. REMOVE STONE SILL ENCROACHMENT THAT EXTENDS BEYOND EXTERIOR WALL.
15. REMOVE MASONRY AT THE OLD WINDOW OPENING AND REMOVE MASONRY BELOW THE SILL FOR A NEW DOOR OPENING.
16. REMOVE WOOD FLOOR ABOVE NEW STAIR LOCATION. WOOD FLOOR JOISTS TO REMAIN.
17. REMOVE WOOD FLOOR AND FRAMING AT LIGHTSHELF ABOVE ENTRY AND DISPLAY AREAS.

IT-DEMO

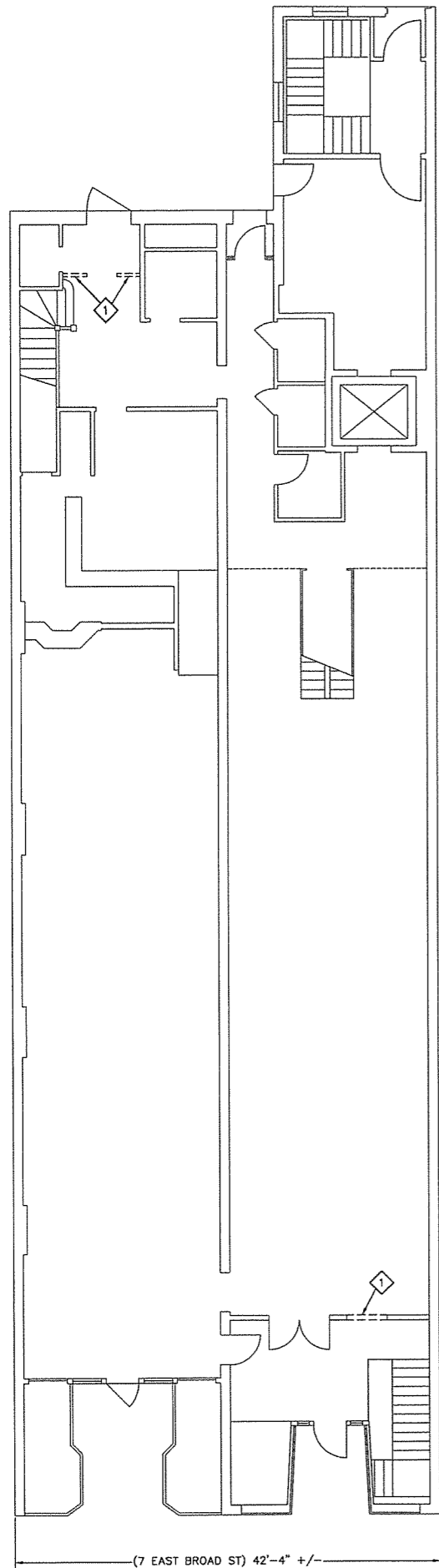


1st FLOOR-DEMO
SCALE: 1/8" = 1'-0"

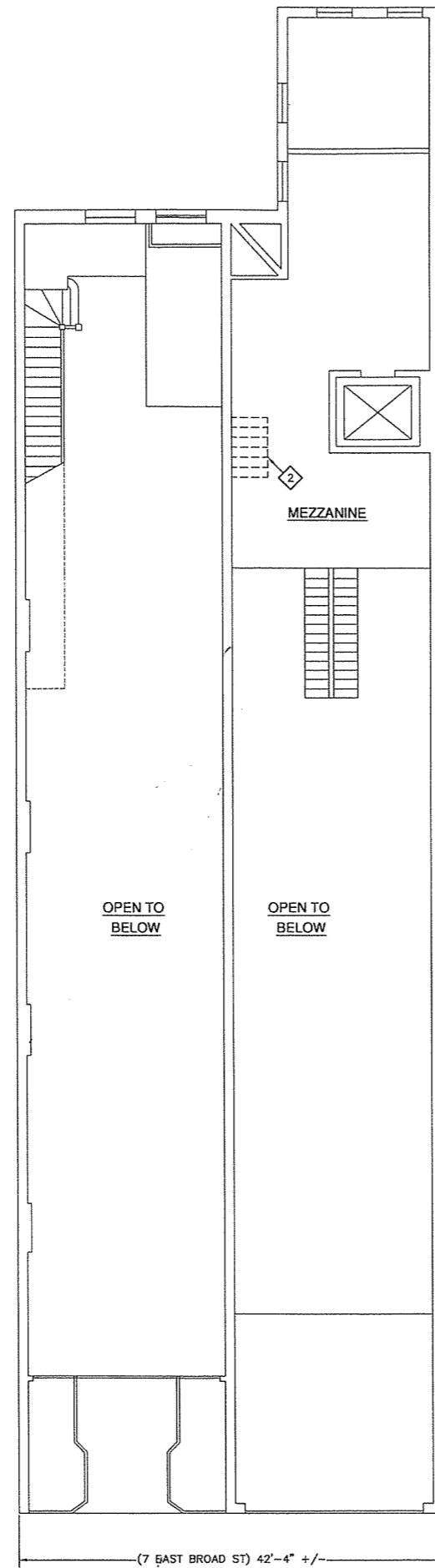
MEZZANINE-DEMO
SCALE: 1/8" = 1'-0"

2nd FLOOR-DEMO
SCALE: 1/8" = 1'-0"

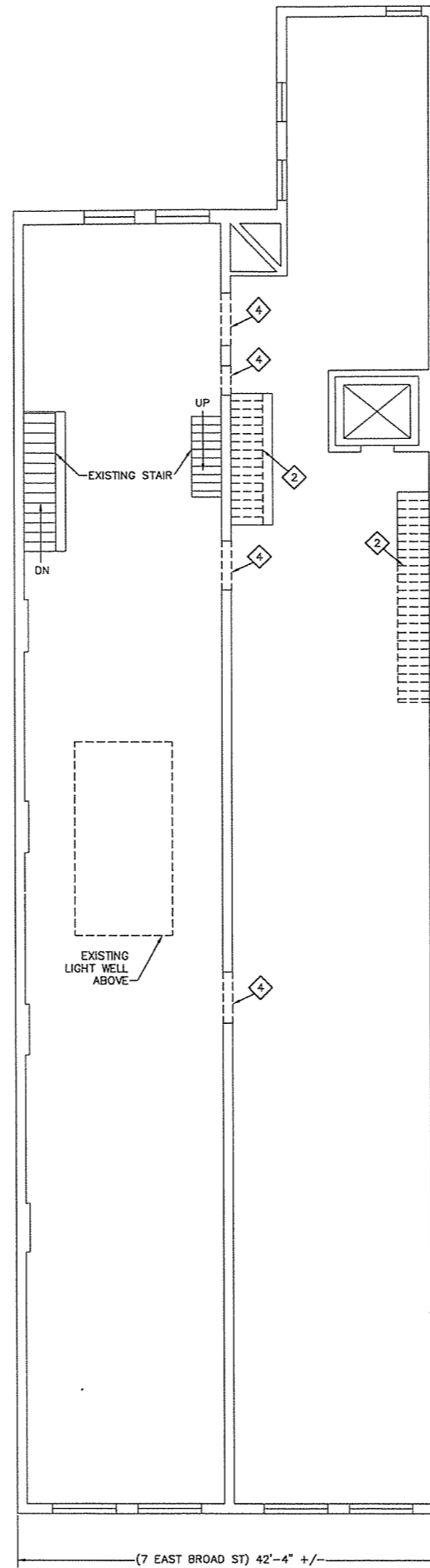
3rd FLOOR-DEMO
SCALE: 1/8" = 1'-0"



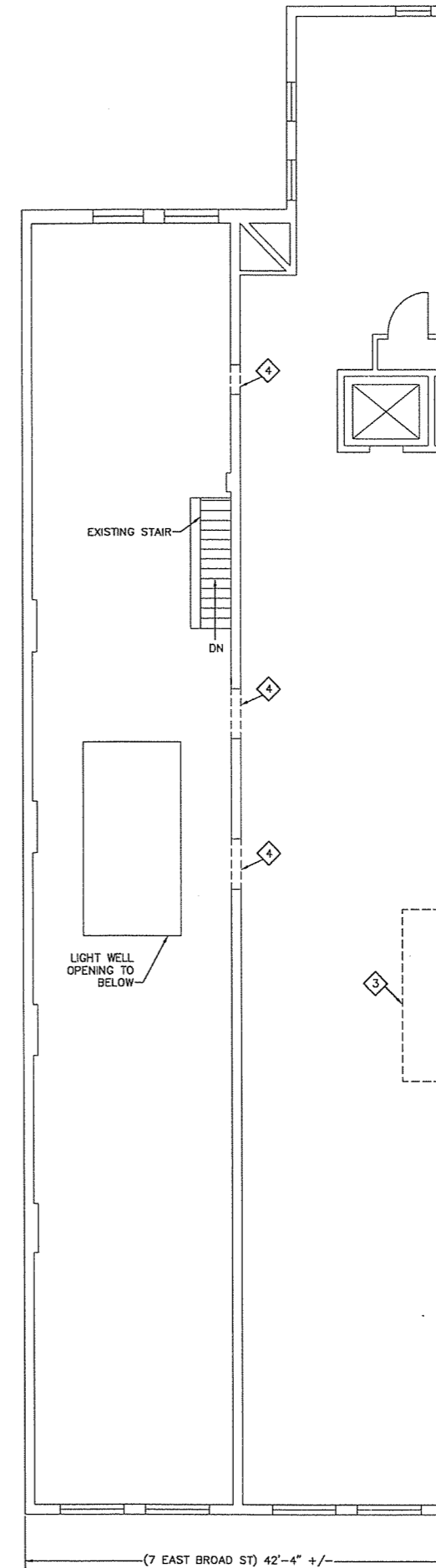
1st FLOOR
SCALE: 1/8" = 1'-0"



MEZZANINE
SCALE: 1/8" = 1'-0"



2nd FLOOR
SCALE: 1/8" = 1'-0"

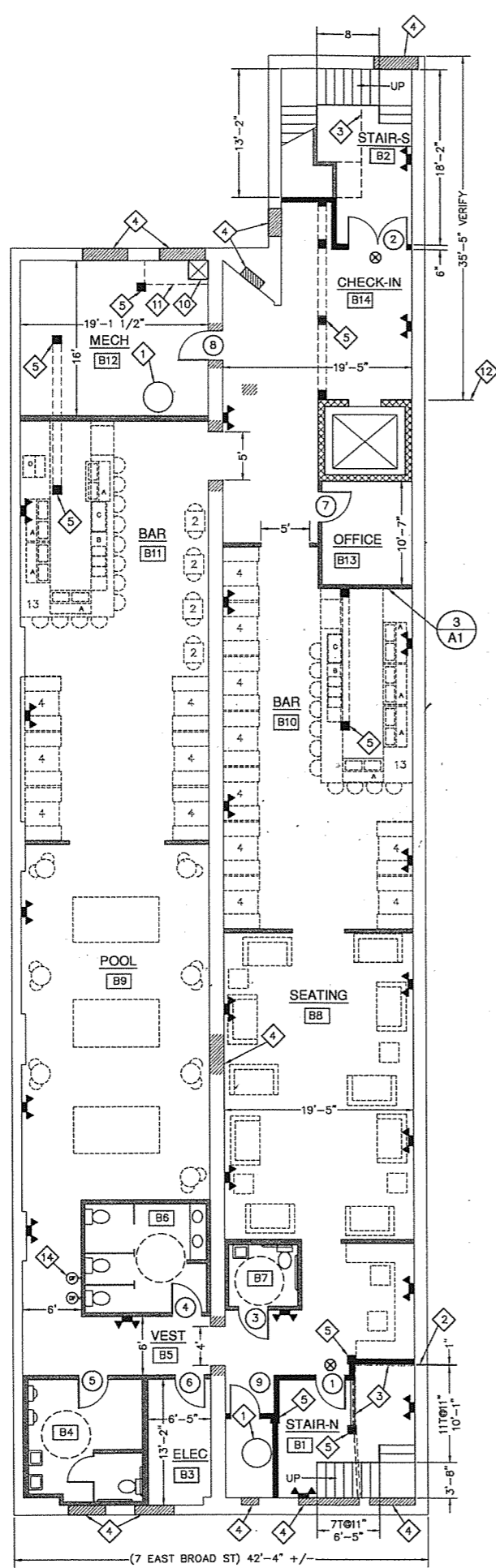


3rd FLOOR
SCALE: 1/8" = 1'-0"

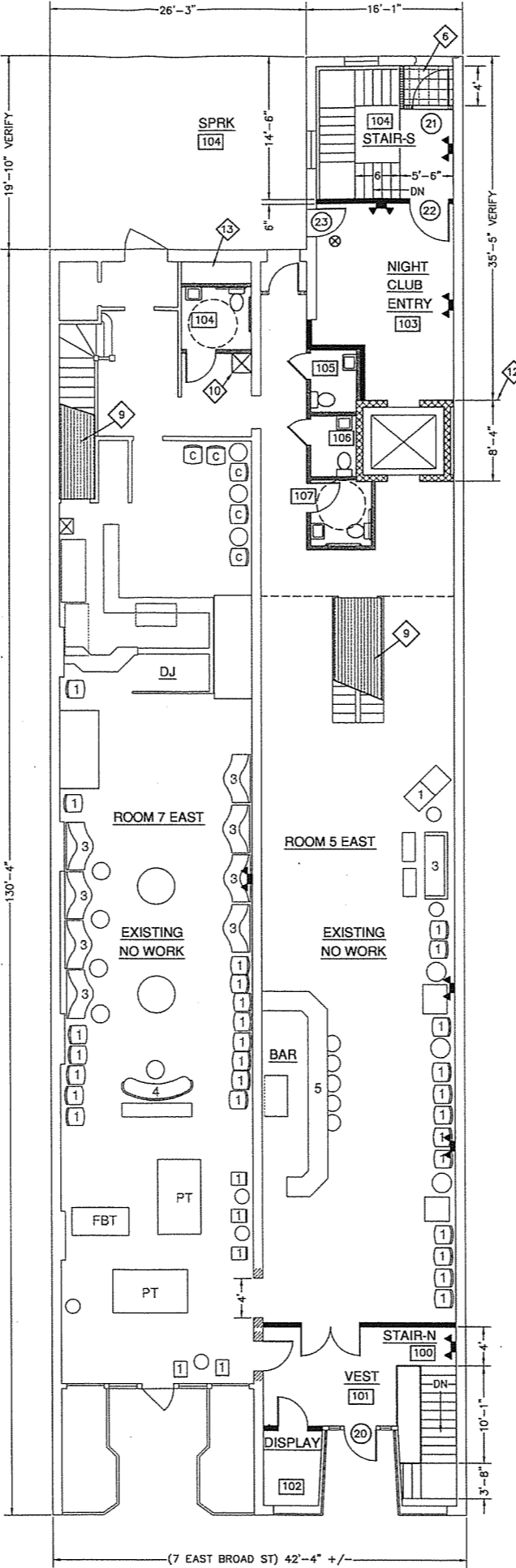
PHASE 2

◆ PLAN NOTES

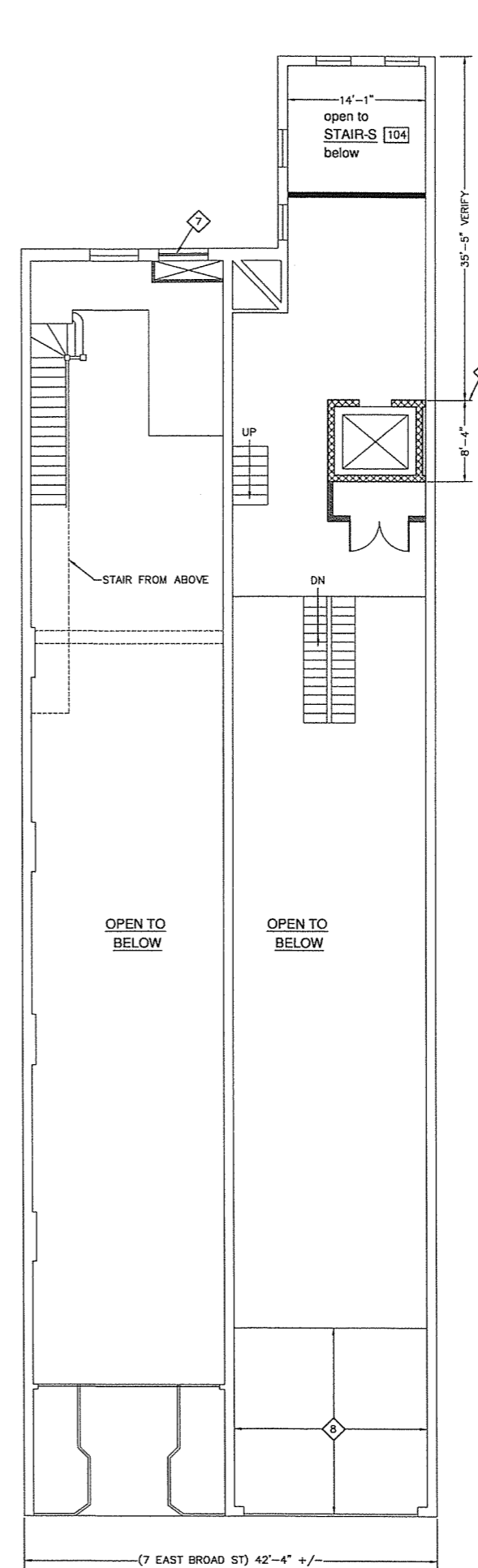
1. REMOVE WOOD FRAMED PARTITIONS AND FRAMING.
2. REMOVE WOOD STAIRS.
3. REMOVE FLOOR AND FRAMING FOR NEW STAIR.
4. CUT NEW OPENING IN MASONRY FOR NEW DOOR OPENING.



BASEMENT
SCALE: 1/8" = 1'-0"



1st FLOOR
SCALE: 1/8" = 1'-0"



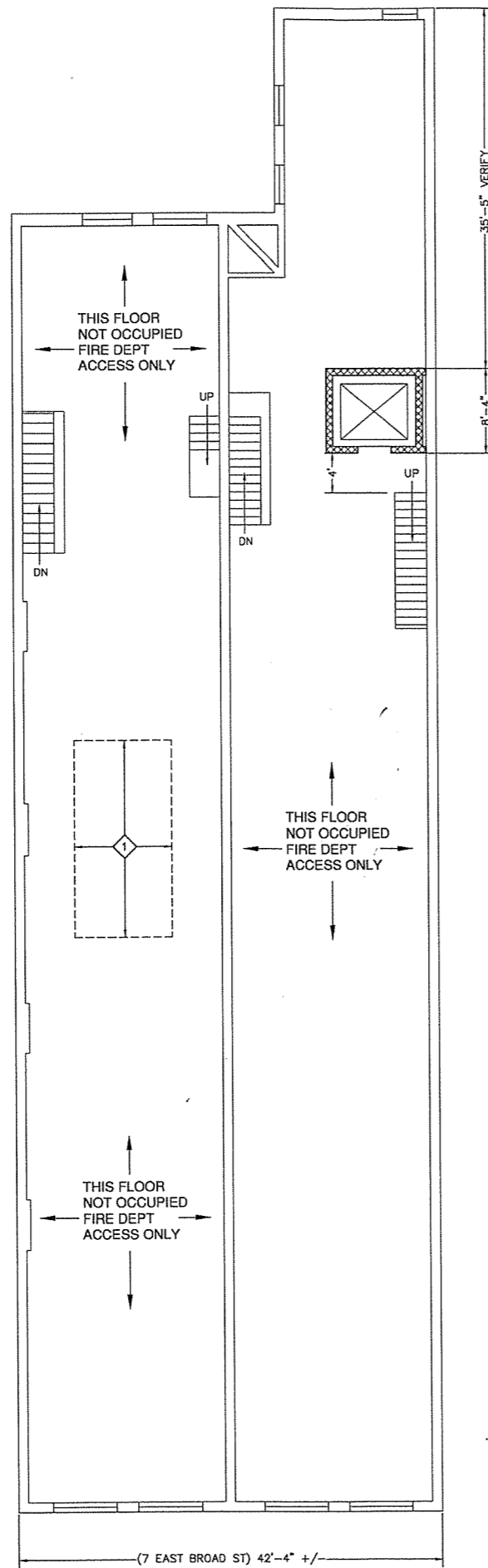
MEZZANINE
SCALE: 1/8" = 1'-0"

LEGEND

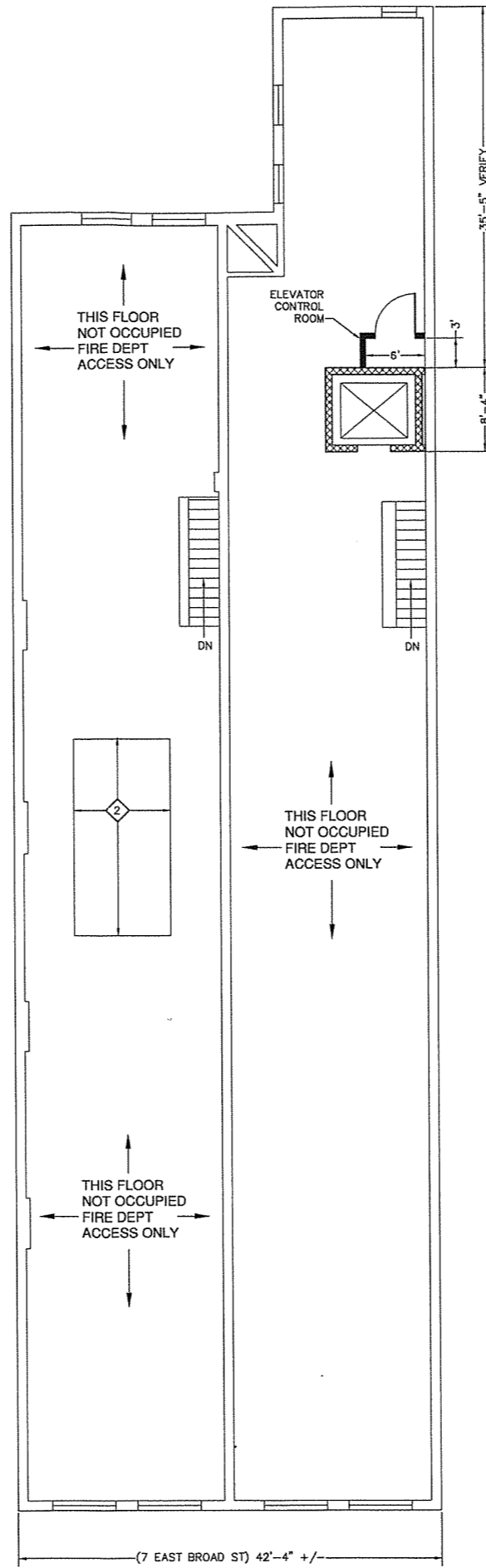
- EXISTING BRICK WALLS TO REMAIN
EXISTING BRICK WALLS HAVE A MIN
2 HR FIRE RATING
- REMOVE EXISTING CONSTRUCTION
- NEW CONSTRUCTION 2X4'S OR 2X6'S
(SEE PLAN) @ 16" OC W/ 1/2" GWB
EA SIDE PROVIDE MR GWB AT WET AREAS
NOT RATED & NOT BEARING
- NEW CONSTRUCTION 1 HOUR FIRE RATING
2X4 WOOD STUDS @ 16" OC
WITH 5/8" FIRE CODE GWB EA SIDE
UL DESIGN NO U305
- NEW CONSTRUCTION 2 HOUR FIRE RATING
2X4 WOOD STUDS @ 16" OC
WITH (2) LAYERS 5/8" FIRE CODE GWB EA SIDE
UL DESIGN NO U301
- NEW 8" CMU MASONRY ELEVATOR SHAFT
2 HR RATED TABLE 720.1(2)
- NEW EXTERIOR WALL 2 HR RATED
EQUAL TO 4/A1
WITH 1/2" PLYWD AND METAL
PANEL AT EXTERIOR.
- NEW COLUMN 2 HOUR FIRE RATING
6X8 TREATED WOOD WRAP WITH
(2) LAYERS 5/8" FIRECODE GWB
- NEW BRICK TO MATCH EXISTING
- FURNITURE W/NO OF SEATS
- DOOR-OPENING NUMBER SEE SCHEDULE
- SPACE NAME SEE FINISH SCHEDULE
- NEW EXIT LIGHT WITH
EMERGENCY POWER
- NEW EGRESS LIGHT WITH
EMERGENCY POWER

PLAN NOTES

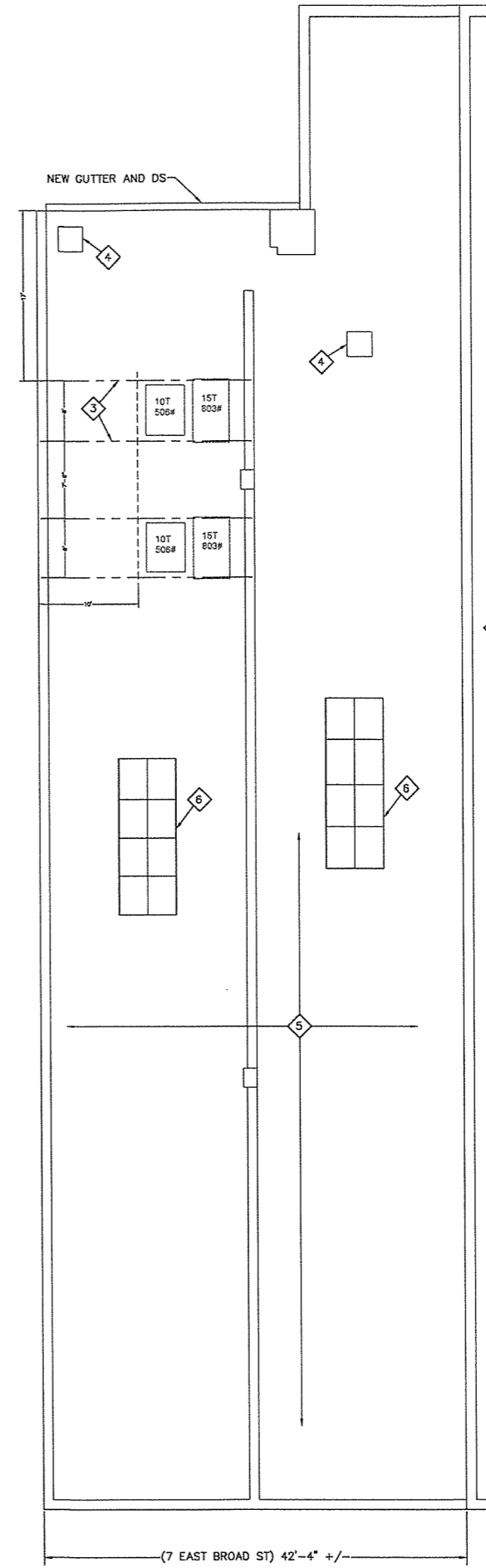
1. NEW SEWER PUMP/PIT
2. ALIGN FINISHED FACE OF THIS WALL 1" BEHIND EDGE OF LANDING ABOVE. VERIFY.
3. EDGE OF OPENING ABOVE.
4. CLOSE OPENINGS IN MASONRY WALL WITH BRICK/MORTAR TO MATCH EXISTING.
5. NEW COLUMN 2 HOUR RATED.
6. CERAMIC TILE AT EXTERIOR VESTIBULE. SEE DETAIL 7/A1.
7. REMOVE WINDOW SASHES AND PROVIDE FULL LOUVER FOR HVAC/MECH EQUIPMENT.
8. LIGHT SHELF AT STOREFRONT TRANSOM
9. NEW FRAMING & FLOORING (2 HR RATED) AT OLD STAIR OPENING.
10. NEW MOP SINK
11. ALTER FLOOR FRAMING FOR NEW DUCY THRU FLOOR.
12. FACE OF NEW CMU ELEVATOR SHAFT. VERIFY LOCATION WITH EXISTING STAIR AT SECOND FLOOR PLAN.
13. NEW DUCT SPACE.
14. NEW HANDICAPPED DRINKING FOUNTAIN (HIGH & LOW)



2nd FLOOR
SCALE: 1/8" = 1'-0"



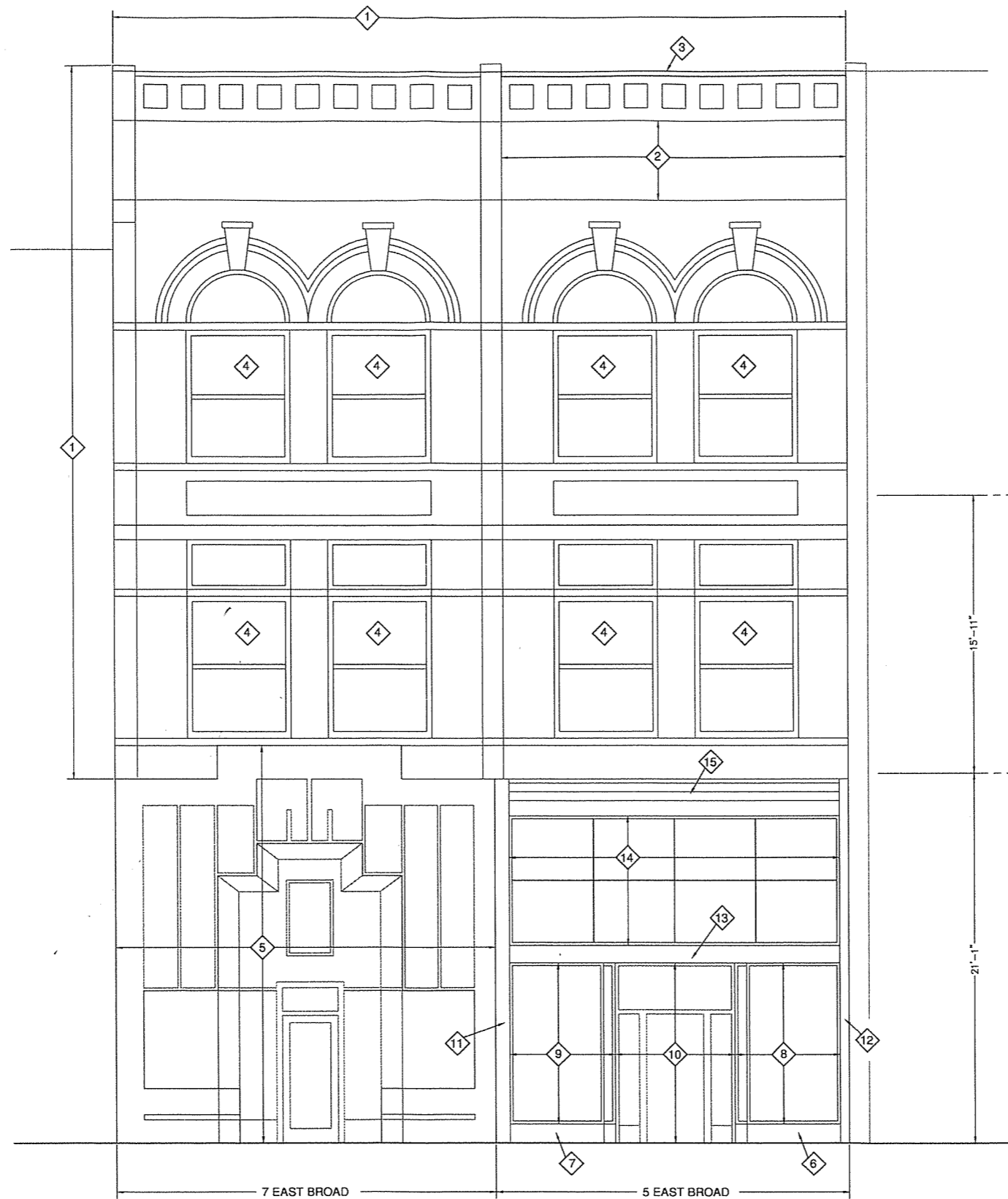
3rd FLOOR
SCALE: 1/8" = 1'-0"



ROOF PLAN
SCALE: 1/8" = 1'-0"

◇ **PLAN NOTES**

1. LIGHT WELL OPENING ABOVE
2. LIGHT WELL OPEN TO FLOOR BELOW.
3. NEW STEEL FRAMING, ABOVE ROOF, FOR HVAC EQUIPMENT. SEE STRUCTURAL DRAWINGS S1 & S2.
4. EXISTING ROOF HATCH.
5. REPLACE DAMAGED/ROTTEN WOOD ROOF FRAMING AND ROOF DECK AND PROVIDE NEW MEMBRANE & INSULATION ROOF SYSTEM OVER DECK & FRAMING.
6. NEW SKYLIGHT IN EXISTING FRAMED OPENING.



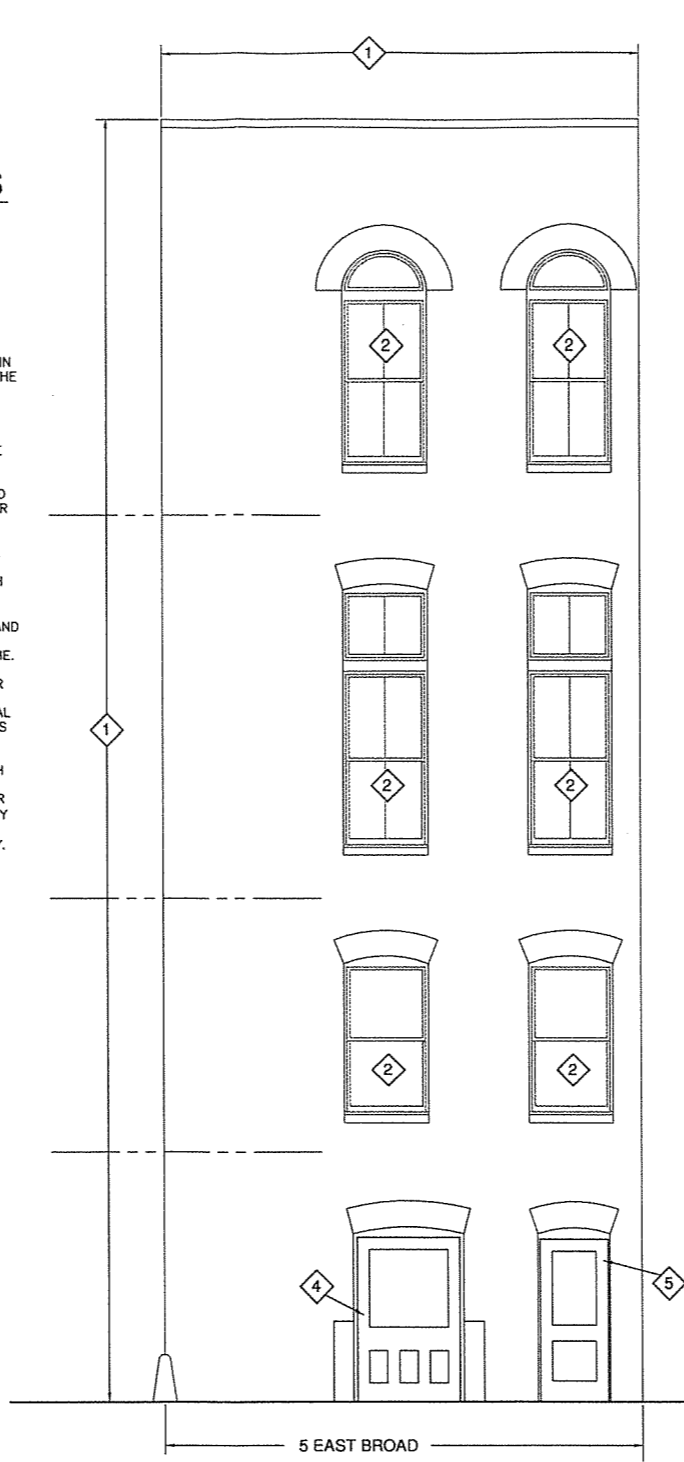
BROAD STREET NORTH ELEVATION
SCALE: 1/4" = 1'-0"

BROAD STREET ELEVATION NOTES

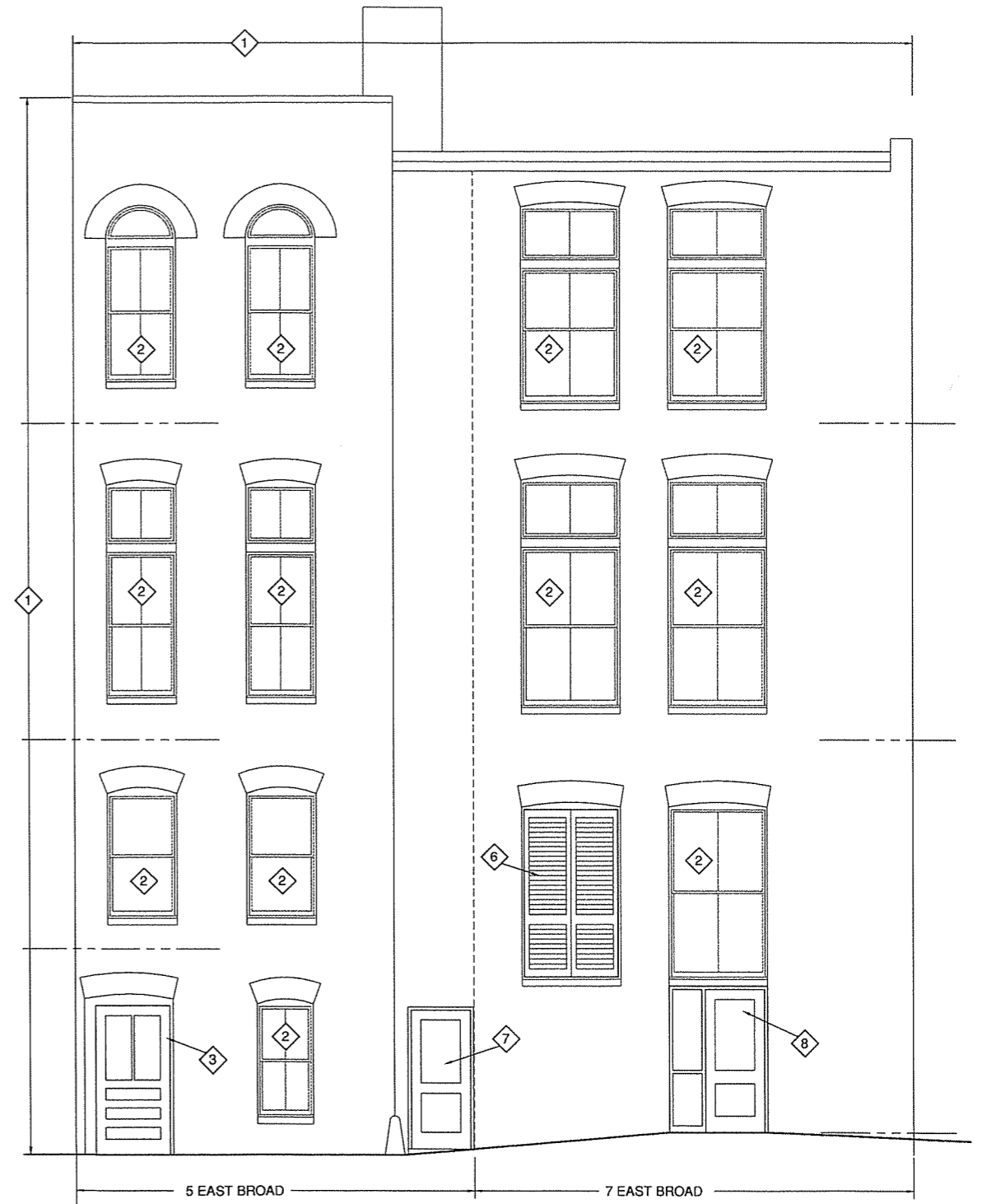
1. POINT UP DETERIORATED MASONRY JOINTS TO MATCH EXISTING. CLEAN MASONRY SURFACES.
2. REMOVE FAILED PARING OVER MASONRY AND INSTALL NEW STUCCO TO MATCH STUCCO AT 1-3-7 EAST BROAD STREET.
3. PROVIDE NEW PAINTED METAL COPING AT THE EDGE OF THE ROOF WITH DRIP OVER TOP OF FACE BRICK.
4. PATCH, REPAIR AND PAINT EXISTING WOOD WINDOWS TO MATCH EXISTING. REPLACE MISSING, BROKEN AND DAMAGED WOOD PARTS TO MATCH EXISTING. REGLAZE WINDOWS AND REPLACE BROKEN, CRACKED AND MISSING GLASS.
5. REPLACE MISSING, BROKEN, DAMAGED PIGMENTED STRUCTURAL GLASS, METAL EDGING/TRIM AND JOINT CEMENT TO MATCH EXISTING. CLEAN ALL SURFACES. PB 12. REPLACE BROKEN, CRACKED GLASS IN DISPLAY WINDOWS. CLEAN TERRAZZO AT ENTRY, ABOVE THE DISPLAY WINDOWS IN THE ENTRY, PATCH AND REPAIR PLASTER TO MATCH THE EXISTING PLASTER AND PAINT. AT THE EXISTING WOOD FRAMED ENTRY, CLEAN, SCRAPE AND PAINT THE WOOD FRAME AND TRIM. PROVIDE NEW GLASS AT THE SIDELITES AND TRANSOM. REMOVE THE FLUSH METAL DOOR AND PROVIDE A NEW WOOD DOOR, FULL GLASS TO FIT THE OPENING. AT THE WOOD WINDOW ABOVE THE ENTRY DOOR, REMOVE THE WINDOW AND INSTALL NEW FIXED GLASS. CLEAN, SCRAPE AND PAINT THE WINDOW FRAME AND TRIM.
6. REMOVE PAINT FROM STONE BELOW THE DISPLAY WINDOWS.
7. REMOVE PLYWOOD BELOW DISPLAY WINDOW AND INSTALL NEW STONE TO MATCH EXISTING STONE.
8. REMOVE ALUMINUM STOREFRONT FRAMING AND GLASS. PATCH AND REPAIR WOOD TRIM AT STOREFRONT PERIMETER. PROVIDE NEW WOOD MULLION AT THE OUTSIDE CORNER AND NEW GLASS. CLEAN, SCRAPE AND PAINT THE WOOD.
9. REMOVE ALUMINUM STOREFRONT FRAMING PLYWOOD AND GLASS. PATCH AND REPAIR WOOD TRIM AT STOREFRONT PERIMETER. PROVIDE NEW WOOD MULLION AT THE OUTSIDE CORNER AND NEW GLASS. PROVIDE NEW WOOD TRIM (WHERE IT IS MISSING) AT THE STOREFRONT PERIMETER TO MATCH EXISTING WOOD TRIM. CLEAN, SCRAPE AND PAINT THE WOOD.
10. PATCH, REPAIR AND CLEAN CERAMIC TILE AT ENTRY. AT THE SOFFIT/CEILING OF THE ENTRY, PATCH, REPAIR, CLEAN, SCRAPE AND PAINT THE WOOD PANELING. AT THE EXISTING WOOD FRAMED ENTRY, CLEAN, SCRAPE AND PAINT THE WOOD FRAME AND TRIM. PROVIDE NEW GLASS AT THE SIDELITES AND TRANSOM. REMOVE THE ALUMINUM DOOR AND PROVIDE A NEW WOOD DOOR, FULL GLASS TO FIT THE OPENING.
11. REMOVE PAINT FROM PIGMENTED STRUCTURAL GLASS PILASTER.
12. EXISTING ALUMINUM PILASTER COVER TO REMAIN.
13. PATCH, REPAIR, CLEAN, SCRAPE AND PAINT WOOD TRIM ALONG THE BOTTOM EDGE OF THE STOREFRONT TRANSOM.
14. REMOVE PLYWOOD & WOOD FRAMING IN THE TRANSOM ABOVE THE STOREFRONT. INSTALL NEW METAL FRAMING AND GLASS TO ENCLOSE THE TRANSOM AND MATCH SIGHTLINES IN THE OLD PHOTOGRAPH.
15. PATCH, REPAIR, CLEAN, SCRAPE AND PAINT THE WOOD CORNICE AND METAL FLASHING ABOVE THE TOP EDGE OF THE STOREFRONT TRANSOM.

ALLEY ELEVATION NOTES

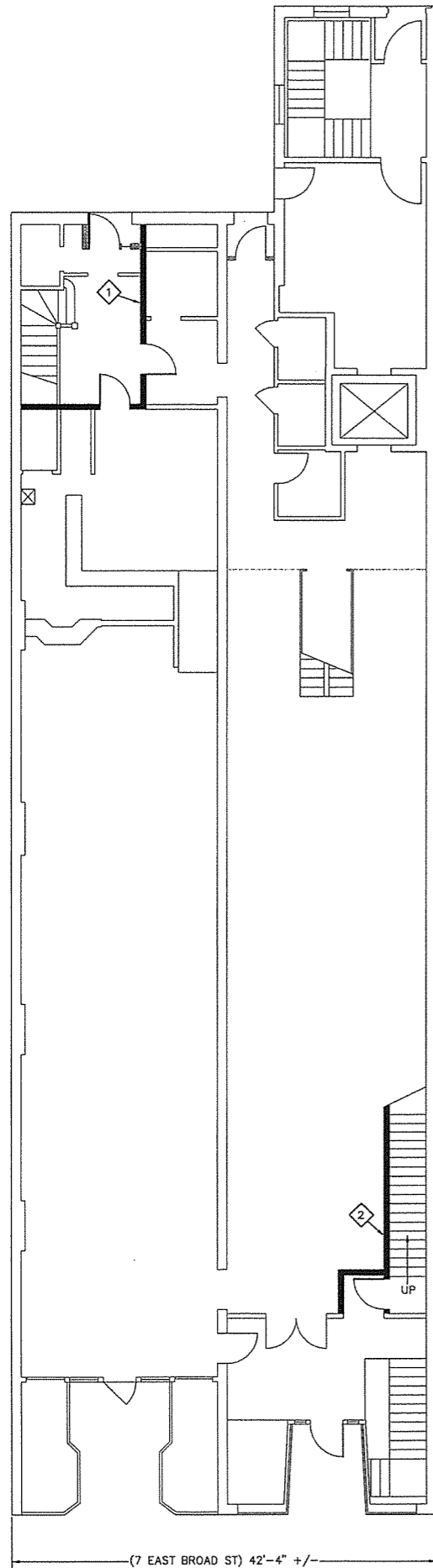
1. POINT UP DETERIORATED MASONRY JOINTS TO MATCH EXISTING. CLEAN MASONRY SURFACES.
2. PATCH, REPAIR AND PAINT EXISTING WOOD WINDOWS TO MATCH EXISTING. REPLACE MISSING, BROKEN AND DAMAGED WOOD PARTS TO MATCH EXISTING. REGLAZE WINDOWS AND REPLACE BROKEN, CRACKED AND MISSING GLASS.
3. REMOVE EXISTING WOOD DOOR FOR REUSE. WOOD FRAME IN MASONRY OPENING TO REMAIN. PATCH, REPAIR AND PAINT THE WOOD DOOR AND PROVIDE NEW SAFETY GLAZING IN LITES. BUILD A NEW VESTIBULE BEHIND THE MASONRY OPENING TO ALLOW THE DOOR TO SWING OUTWARDS WITHOUT ENCROACHMENT INTO THE PUBLIC ALLEY. REINSTALL THE EXISTING DOOR IN A NEW FRAME IN THE VESTIBULE. PROVIDE NEW HARDWARE.
4. PATCH, REPAIR AND PAINT THE EXISTING WOOD DOOR AND FRAME. PROVIDE NEW SAFETY GLAZING IN LITE. INSTALL DOOR FIXED IN THE FRAME.
5. REMOVE MASONRY USED TO CLOSE OLD WINDOW OPENING. REMOVE MASONRY BELOW OLD WINDOW OPENING FOR NEW METAL DOOR & FRAME TO FIT TO MATCH OLD WINDOW WIDTH OPENING. PAINT METAL DOOR AND FRAME.
6. REMOVE EXISTING WINDOW SASHES WITH WINDOW FRAME AND SILL TO REMAIN. INSTALL NEW WOOD LOUVER TO FIT THE WINDOW FRAME. PAINT THE NEW LOUVER AND EXISTING FRAME.
7. CUT NEW OPENING IN EXTERIOR WALL. PATCH AND REPAIR MASONRY TO MATCH EXISTING FOR NEW FINISHED OPENING. BUILD A NEW VESTIBULE AT THE INTERIOR WITH A NEW METAL DOOR AND FRAME TO ALLOW THE DOOR TO SWING OUTWARDS WITHOUT ENCROACHMENT INTO THE PUBLIC ALLEY.
8. REMOVE EXISTING FLUSH METAL DOOR AND FRAME. PATCH AND REPAIR THE MASONRY OPENING TO MATCH EXISTING. BUILD A NEW VESTIBULE AT THE INTERIOR WITH A NEW DOOR AND FRAME WITH SIDELITE (SAME SIZE AS EXISTING MASONRY OPENING). VESTIBULE DEPTH TO ALLOW THE DOOR TO SWING OUTWARDS WITHOUT ENCROACHMENT INTO THE PUBLIC ALLEY.



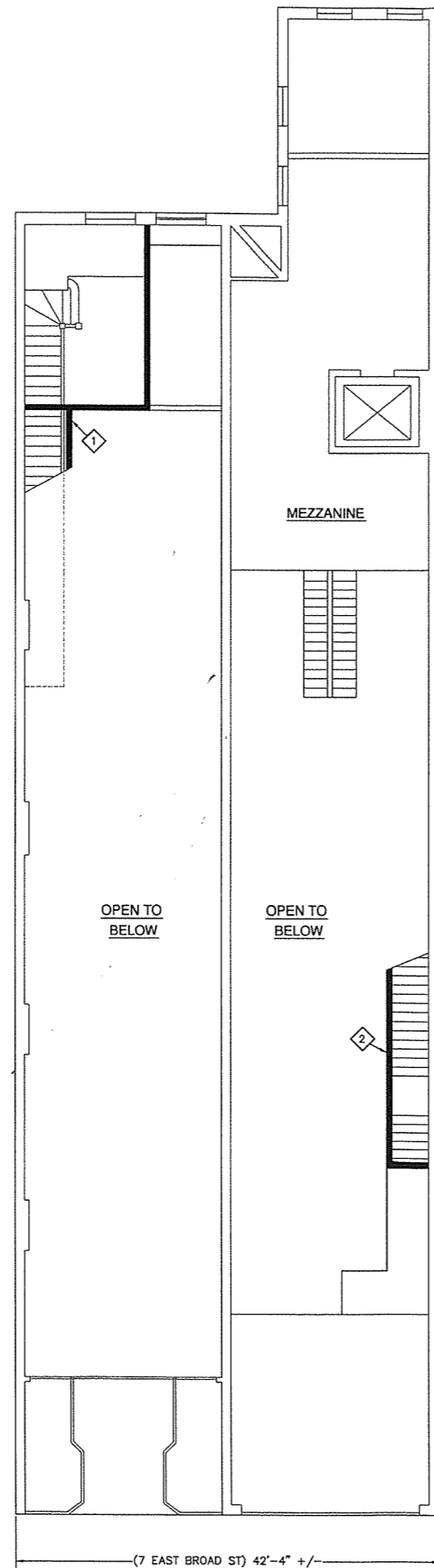
ALLEY EAST ELEVATION
SCALE: 1/4" = 1'-0"



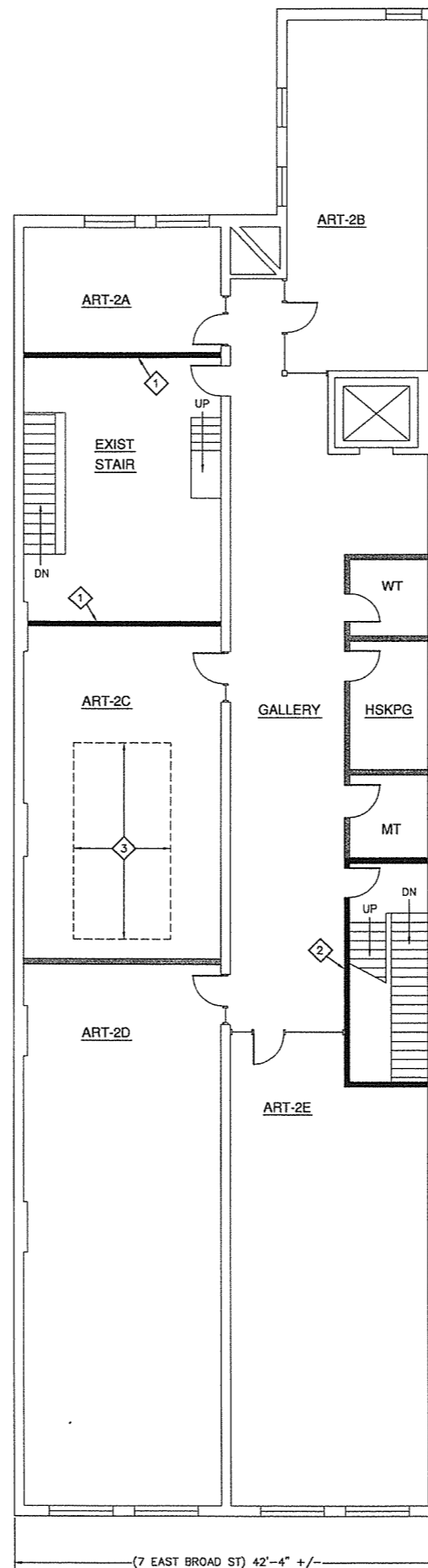
ALLEY SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



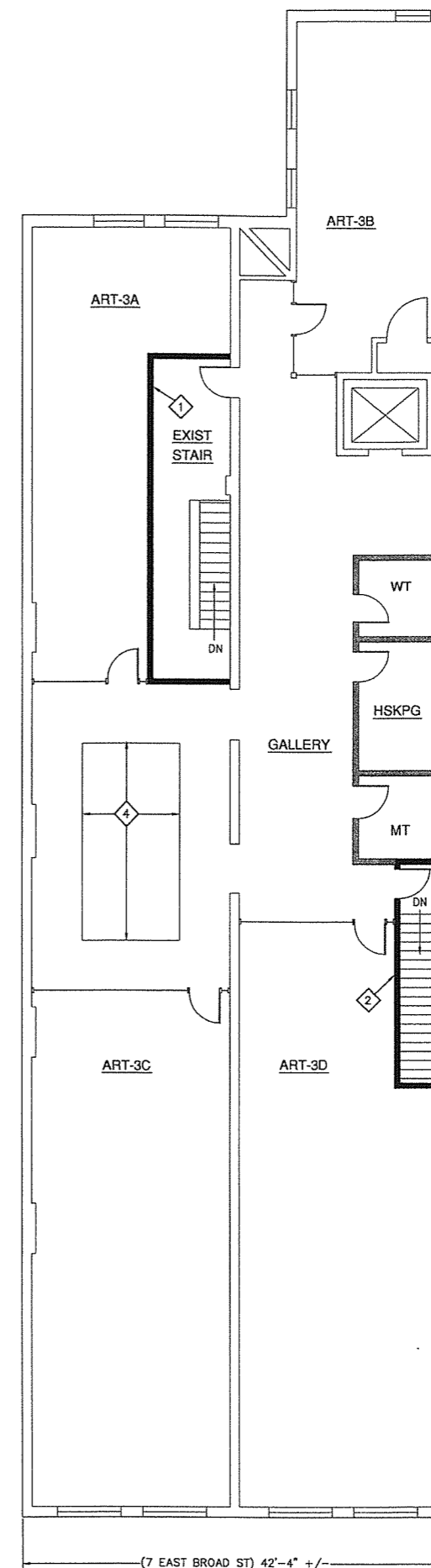
1st FLOOR
SCALE: 1/8" = 1'-0"



MEZZANINE
SCALE: 1/8" = 1'-0"



2nd FLOOR
SCALE: 1/8" = 1'-0"

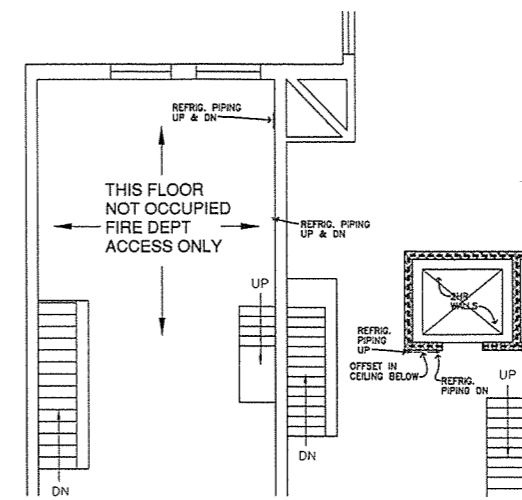
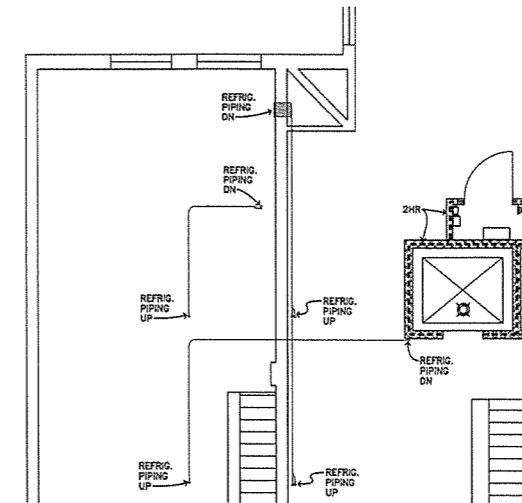
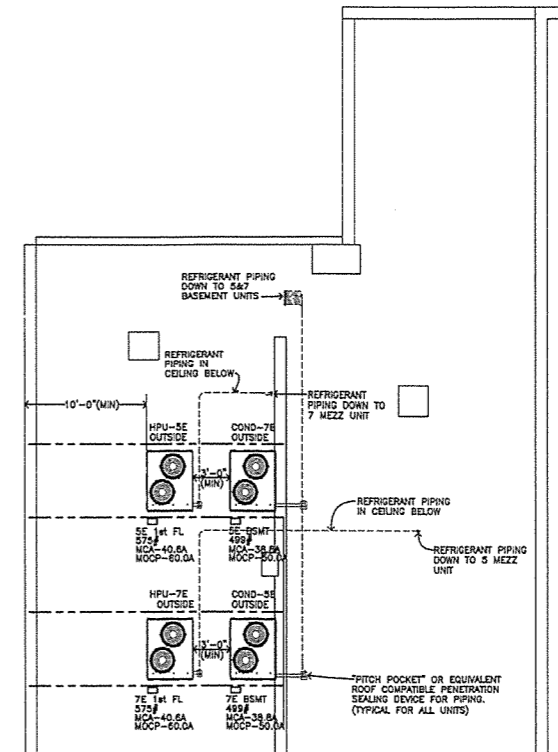
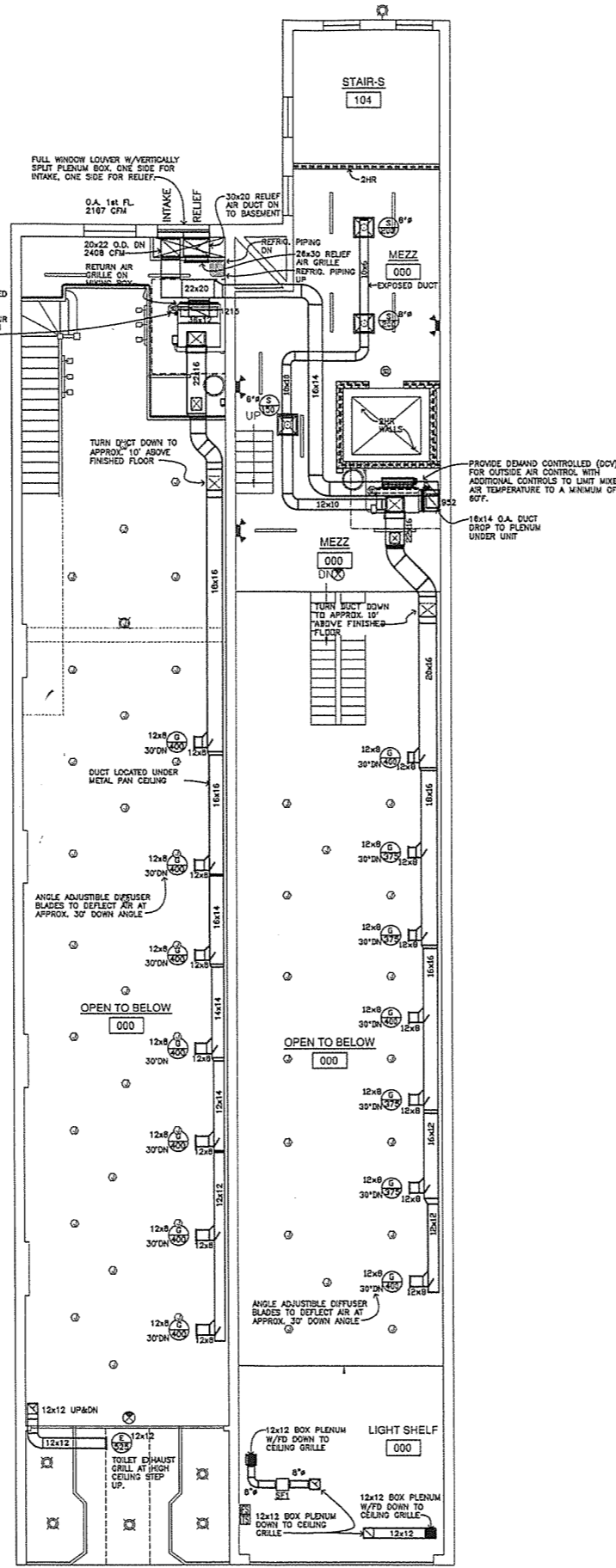
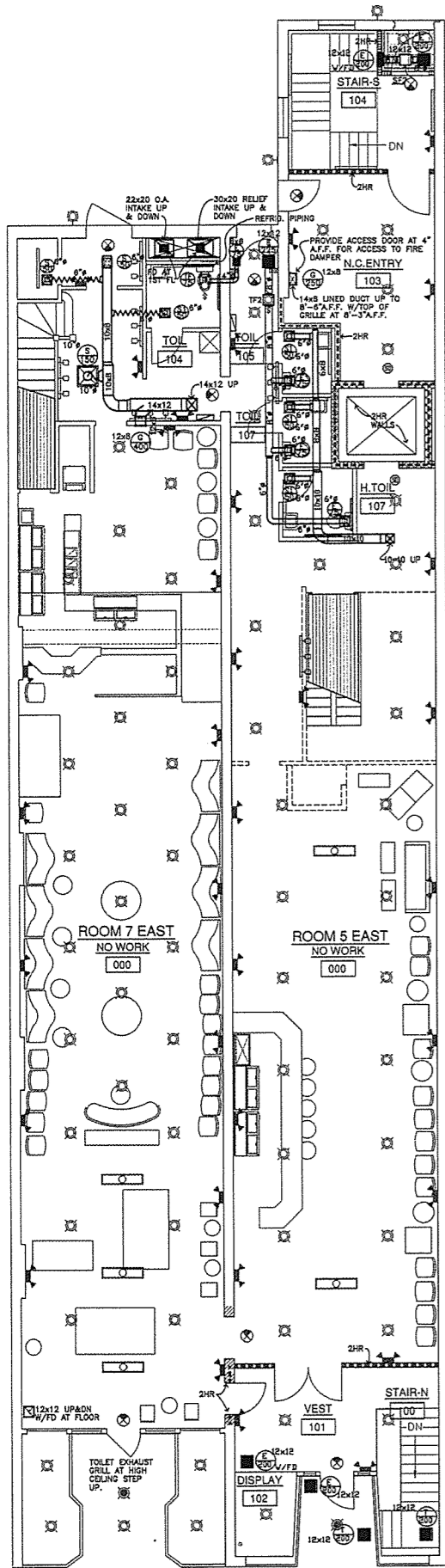


3rd FLOOR
SCALE: 1/8" = 1'-0"

PHASE 2

◇ **PLAN NOTES**

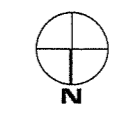
1. NEW 2 HOUR ENCLOSURE AT EXISTING STAIR.
2. NEW 2 HOUR ENCLOSURE AND NEW STAIR.
3. LIGHT WELL OPENING TO ABOVE.
4. LIGHTWELL OPENING TO BELOW.



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M1.1
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