

**COMMISSION OF ARCHITECTURAL REVIEW
STAFF REPORT
November 22, 2016 Meeting**

16. **CAR No. 16-164** (G. Oliver)

**10-14 East Broad Street
Broad Street Old and Historic District**

Project Description:

**Construct rooftop additions on
commercial structures.**

Staff Contact:

M. Pitts

The applicant requests conceptual review and comment on the construction of additions to commercial structures in the Broad Street Old and Historic District. In addition to the proposed construction within the City Old and Historic District, the applicant has included plans for the development of the lots immediately behind the subject buildings on East Marshall Street. The Commission should note that these parcels are not under the purview of the Commission as they are outside of the Old and Historic District. The buildings in the immediate vicinity are predominantly three to four-story, mixed-use structures though structures on the Broad Street corridor vary in height including the 23-story building at 219 East Broad Street and the five-story building at 101 West Broad Street

The Commission reviewed the application conceptually on July 26, 2016. At that time, the applicant was seeking review and comment on the height and massing of alternative proposals for additions to the existing structures. The applicant proposed two alternatives for the total height of the structures of 6 stories and 8 stories with the addition being set back 10 feet. The applicant proposed to retain the building facades of 10-12 East Broad Street and restore the façade of 14 East Broad Street which has been altered over the years. The Commission raised the following concerns:

- The additions should be setback more than 10 feet.
- An additional two stories is the maximum height that is appropriate.

With this application, the applicant has provided more detail of the proposed additions. The applicant is proposing a two-story addition on 10-12 East Broad Street and a three-story addition on 14 East Broad Street resulting in structures of a similar heights due to the differences in floor heights.

For the addition on the structure at 10-12 East Broad Street, the applicant is proposing to set back the first floor of the addition approximately 19 feet and the second floor of the addition approximately 40 feet. The second floor of the addition will have a patio that extends to the façade wall below with a glass railing. The proposed addition will be clad in brick with large window and French door openings on the façade.

The addition on the structure at 14 East Broad Street will be set back approximately 10 feet from the historic building façade. The proposed addition will be clad in brick. The façade of the addition will be composed of a single opening with a balcony with glass rails. The fenestration of the southeast elevation which will be visible from North 1st Street consists of ranked 1/1 windows.

The applicant is seeking **Conceptual Review** for this project. Conceptual review is covered under Sec. 30-930.6(d) of the City Code: *The commission shall review and discuss the proposal with the applicant and make any necessary recommendations. Such Conceptual Review shall be advisory only.* Commission staff reviewed the project through the lens of the “Standards for New Construction: Commercial” on pages 50 to 53 of the *Richmond Old and Historic District Handbook and Design Review Guidelines* and the resulting comments follow.

Staff Findings based on Commission of Architectural Review Guidelines

STANDARDS FOR NEW CONSTRUCTION

All new residential and commercial construction, whether in the form of additions or entire buildings, should be compatible with the historic features that characterize their setting and context. To protect the context of the surrounding historic district, new construction should reference the materials, features, size, scale, proportions, and massing of the existing historic building or buildings in its setting. However, compatibility does not mean duplicating the existing buildings or environment. In order to avoid creating a false sense of history, new construction should also be discernible from the old. Perhaps the best way to think about a compatible new building (or addition) is that it should be a good neighbor; one that enhances the character of the existing district and respects its historic context, rather than being an exact (and misleading) reproduction of another building.

The *Guidelines* note that additions should be subordinate in size to their main buildings and as inconspicuous as possible (pg. 50, Siting #1). The applicant is proposing to set the additions back from the façade of the existing structures. The Commission requested the applicant setback the proposed additions a distance to minimize the visibility from Broad Street and the impact on the historic façades. Staff has concerns that the 10 foot setback of the addition on 14 East Broad Street is not adequate to minimize the impact on the façade and will be highly visible from Broad Street. Staff believes the setback of the addition on 10-12 East Broad Street is appropriate.

The *Guidelines* state that the size, proportion, and spacing patterns of door and windows openings on a new additions should follow patterns established by the original building (pg. 46, Doors and Windows #1). The proposed window expanses on the façades resemble the storefront windows on the ground floor

rather than the windows found in the upper stories of the existing structure. As the vertical alignment of window openings is characteristic of the district, staff recommends the openings on the façade of the addition at 10-12 East Broad Street be vertically aligned. The windows on the visible southeast elevation reflect the fenestration founding in the district. Staff recommends the applicant speak with the building division regarding the windows which are proposed along the property line.

The *Guidelines* note that materials used in new residential construction should be visually compatible with original materials used throughout the district. Staff finds the proposed use of brick and glass is appropriate for the district.

The following items will be need to be included for final review:

1. Photographs of all sides
2. Historical photos as evidence of façade restoration if available
3. Detailed description of proposed façade restoration including materials
4. Fully dimensioned elevations to include the rear alley elevation and site plans
5. Fully dimensioned roof plan
6. List of windows, doors, and railings to including size, material and design.
7. Mechanical units and trash locations.
8. Details of the proposed brick color