



COMMISSION OF ARCHITECTURAL REVIEW

APPLICATION / CERTIFICATE OF APPROPRIATENESS

PROPERTY (Location of Work)

Address 20 EAST BROAD STREET

Historic District BROAD STREET

PROPOSED ACTION

- Alteration (including paint colors)
 Rehabilitation
 Demolition
 Addition
 New Construction (Conceptual Review required)
 Conceptual Review
 Final Review

OWNER

Name 22 E Broad LLC

Company _____

Mailing Address 8229 Hermitage Road
Henrico VA 23228

Phone 804-687-9096

Email Justin@Dedsonpropertymanagement.com

Signature [Signature]

Date 5/25/17

APPLICANT (if other than owner)

Name KURT YARTZ

Company Urbancore Construction

Mailing Address 409 E. Broad St.
Richmond VA 23211

Phone 804-513-0927

Email Kyartz@urbancoreva.com

Signature [Signature]

Date 5/23/17

ACKNOWLEDGEMENT OF RESPONSIBILITY

Requirements: A complete application includes all applicable information requested on checklists to provide a complete and accurate description of existing and proposed conditions. Preliminary review meeting or site visit with staff may be necessary to process the application. Owner contact information and signature is required. Late or incomplete applications will not be considered.

Zoning Requirements: Prior to CAR review, it is the responsibility of the applicant to determine if zoning approval is required and application materials should be prepared in compliance with zoning.

Compliance: If granted, you agree to comply with all conditions of the COA. Revisions to approved work require staff review and may require a new application and CAR approval. Failure to comply with the COA may result in project delays or legal action. The COA is valid for one (1) year and may be extended for an additional year, upon written request.

(Space below for staff use only) _____

Application received:

Date/Time _____

Complete Yes No

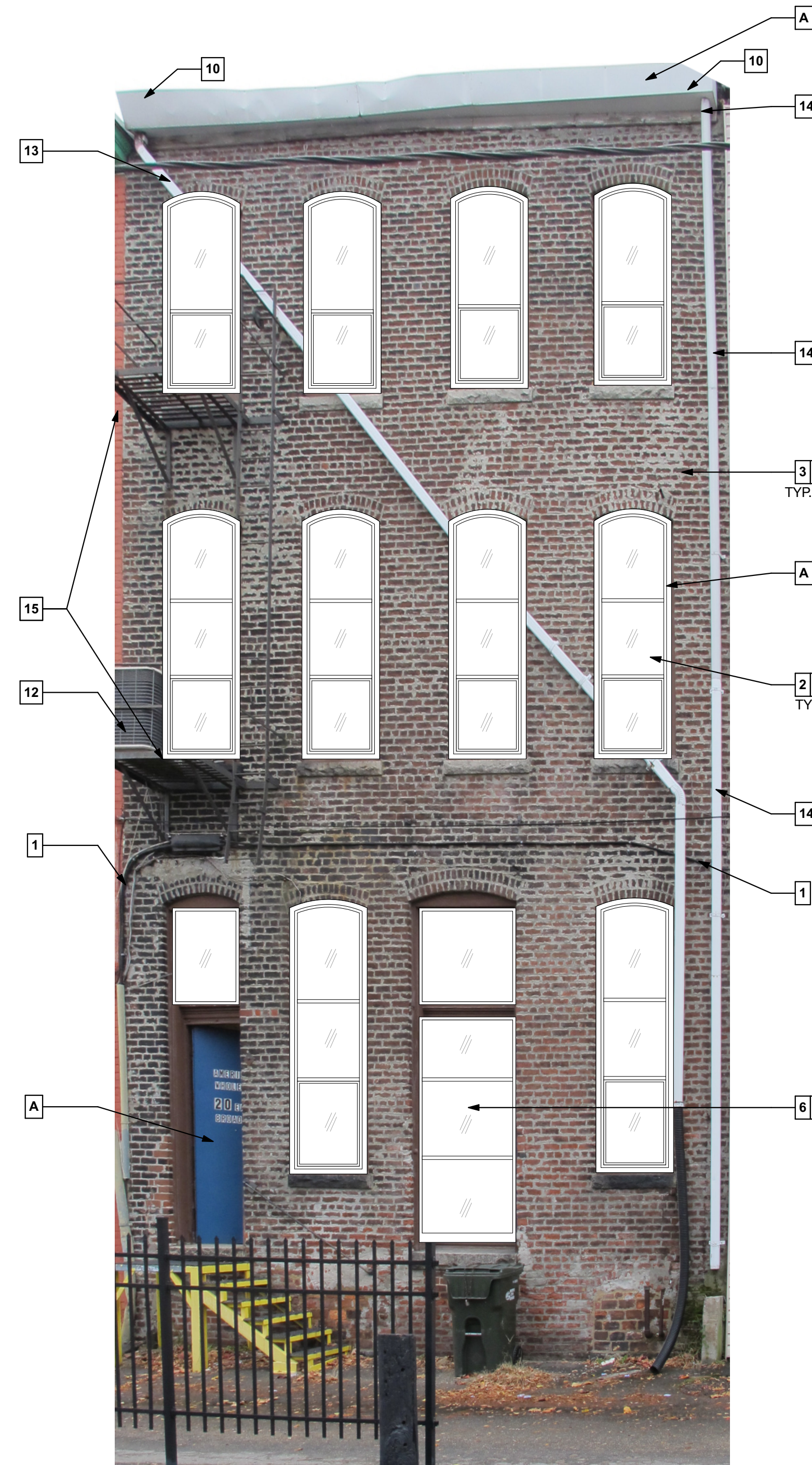
By _____

WINDOW REPAIRS:

1. SURVEY ALL EXISTING CONDITIONS AND DOCUMENT ALL EXISTING WINDOWS PRIOR TO BID. CONDITIONS OF EXISTING WINDOWS VARY.
2. PROVIDE WINDOW MULLIONS WHERE MISSING.
3. SCRAPE ALL LOOSE PAINT, SAND SMOOTH, PRIME AND PAINT PRIOR TO REGLAZING. REFERENCE AND FOLLOW NATIONAL PARK SERVICE BRIEF NPS 9 THE REPAIR OF WOOD HISTORIC
4. REGLAZE PANES WITH NEW GLASS WHERE PREVIOUSLY REMOVED, MISSING OR BROKEN. WHERE ORIGINAL GLASS REMAINS, REMOVE AND REPLACE ALL GLAZING PUTTY
5. MAKE WINDOW SASH PANELS OPERABLE AND WEATHERTIGHT.
6. PROVIDE BACKER ROD AND CAULKING AT WINDOW PERIMETER AND SEAL WEATHER TIGHT TO EXISTING MASONRY WINDOWS.

FINISH SCHEDULE

A	WINDOW & ACCENT PAINT	SW6990, CAVIAR
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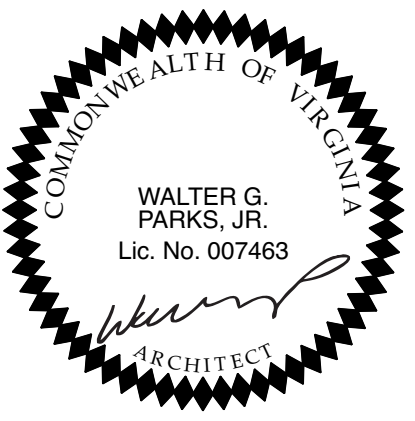
ALLEY ELEVATION
SCALE: 1/4" = 1'-0"

PROPOSED ELEVATION NOTES

1. REMOVE ALL NON ACTIVE WIRES, PIPES, & MISC. ITEMS ATTACHED TO BUILDING FACADE.
2. EXISTING WINDOWS, RESTORE WINDOW MULLIONS, CLEAN, SCRAPE LOOSE PAINT, RE-CAULK, REGLAZE DAMAGED GLASS, BROKEN OR DISCOLORED GLASS, REMOVE ROTTEN WOOD TRIM & SILLS ON INTERIOR & EXTERIOR. FIX UPPER SASH AND MAKE BOTTOM SASH OPERABLE & WEATHERPROOF. PRIME & PAINT.
3. RESTORE AND REPAIR ALL EXISTING STONE/ MASONRY SILLS AND HEADERS.
4. EXISTING CORNICE. REPAIR IN KIND AS NEEDED, PREP FOR PAINT.
5. NEW ALUMINUM STOREFRONT DOOR AND WINDOWS IN EXISTING OPENING.
6. DEMO EXISTING DOOR. PREP FOR NEW STOREFRONT.
7. REPAIR BRICK, REPOINT WHERE & FILL ALL VOIDS LARGER THN 3/8" WITH IN KIND MATERIAL TO MATCH EXISTING ADJACENT. ENSURE WATER TIGHT.
8. NEW BUILDING SIGNAGE, HAND PAINTED NUMBERS ON GLASS, TYP. (by others, N.I.C)
9. REMOVE PLYWOOD TO REVIEW EXISTING CONDITION. NOTIFY ARCHITECT IF DIFFERENT THAN SHOWN.
10. EXISTING PARAPET TO REMAIN, WRAP WITH TPO AND REPLACE/ REPAIR CAP.
11. REPAIR & PAINT MASONRY AS NEEDED UNDER STEEL PLATE
12. REMOVE ALL MECH. & MISC. EQUIPMENT FROM BUILDING FACADE AND ROOF.
13. DEMO EXISTING ANGLED DOWNSPOUT. RESIZE REMAINING DOWNSPOUT TO CARRY ROOF LOAD. PATCH HOLE IN GUTTER TO MAKE WATER TIGHT. ADJUST GUTTER SLOPE TO RUN IN ONE DIRECTION.
14. DEMO EXISTING GUTTER AND DOWN SPOUT, PROVIDE NEW PREFINISHED MTL DOWNSPOUT, SEE PLUMBING DRAWINGS FOR SIZE.
15. SCRAPE, CLEAN, AND PAINT EXISTING FIRE ESCAPES
16. DEMO SIGN AND SUPPORTS. REPAIR MASONRY BEHIND. SEE HISTORIC NOTES ON MASONRY REPAIR.



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



HARVEY FLATS
20/22 E. BROAD ST RICHMOND VIRGINIA USA

REVISIONS	
TAG	DATE
1	4/26/17 PERMIT COMMENTS

walter PARKS
ARCHITECT

313 N. ADAMS STREET
RICHMOND, VIRGINIA 23220
T: 644-4761 / F: 644-4763

PROJECT #: 16.62
DATE: 4/26/17

ELEVATIONS
A2.301



COMMONWEALTH of VIRGINIA

Department of Historic Resources

2801 Kensington Avenue, Richmond, Virginia 23221

Molly Joseph Ward
Secretary of Natural Resources

Julie V. Langan
Director

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

May 31, 2017

Mr. Justin Paley
22 East Broad Street LLC
409 East Main Street, Suite 301
Richmond, VA 23219-3845

Re: 20 East Broad Street, Richmond
Part 2 Response
DHR # 2017-022

Mr. Paley,

Thank you for submitting the State and Federal Rehabilitation Tax Credit Application, Part 2, "Description of Rehabilitation," for the property located at 20 East Broad Street in Richmond. We are also in receipt of the necessary State application fees and appreciate their 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 below conditions are met. Additionally, there is one (1) item that requires additional information.

CONDITIONS:

The following conditions should be met in order for the project to receive approval. Otherwise, evidence of the completed, compliant work must be submitted with the Part 3 application.

Blown-In Insulation – We do not recommend the use of blown-in insulation between the existing historic floor joists for fire rating. Please use another method to achieve fire rating.

Painted Masonry – Though not described in the written application, the plans note (A.301) that sections of the front façade will be painted. Masonry should not be painted as it is an irreversible treatment in conflict with Standard No. 10.

Storefront Design – The storefront bulkhead should be larger than what is proposed in drawing A. 301.

Interior Elevator Doors – Glass panels should not be added to the historic interior elevator doors. Please repair these doors as is.

Second Floor Light well Railing – Please retain the second floor light well railing in place and do not relocate to the third floor. A contemporary compatible railing is acceptable for the third floor light well.

Elevator Wall Openings – Please leave a wing wall in the location where the wall will be opened to indicate the former presence of a wall.

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

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

Mr. Justin Paley
DHR File No. 2017-022
May 31, 2017

New Ceilings – New ceilings replacing deteriorated plaster should be tight to the joists and not dropped six inches.

Temporary Opening(s) Between Buildings – Please either create an opening and close off with a door or leave the wall as is between this building and the adjacent building. Do not create a “temporary” drywall finish.

New Systems – Be aware that the installation of new systems – which encompasses HVAC, plumbing, electrical and data bundles, and sprinkler systems – must not negatively impact the historic character of the interior spaces or exterior features. Advanced planning for sensitive placement and design is essential to ensure that this new work will meet the requirements of the *Standards*. Systems installed in excess of what was explicitly described in the submitted materials may result in a request for remediation, or an overall project that does not meet the *Standards* and therefore cannot be certified. Please carefully review the placement of all systems in advance of their installation, submitting Amendments showing the proposed work for review and approval – this includes any proposed soffits, chases, and exposed systems.

CLARIFICATION / ADDITIONAL INFORMATION REQUIRED:

Please submit the following items as an Amendment to the Part 2 application. Please note that approval does not extend to these items until we receive the following requested information. Once we have received it, we will complete our review.

New Side Hall Ceiling Height – Please clarify the treatment proposed for the new side hall, especially the ceiling treatment. The ceiling in the new side hall should not be dropped and the storefront should remain unobstructed.

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.

This conditional approval is for the Part 2 application, as submitted. All new information should be sent for review and approval to the Virginia Department of Historic Resources (DHR) as an Amendment; you can find the appropriate form on Page 7 of the Part 2 application or at our website / through at the National Park Service’s website at <http://www.nps.gov/tps/tax-incentives/application.htm>. We have forwarded a copy of the application to the National Park Service with our recommendations, and you will receive their response in a separate letter.

Please feel free to contact me with questions or concerns at 804-482-6084 or by e-mail at andrea.burke@dhr.virginia.gov.

Sincerely,



Andrea Burke
Architectural Historian
Division of Preservation Incentives

cc: Mimi Sadler

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Richmond, VA 23221
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