

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

1. **CAR No. 16-169** (J. Bunch)

**22 East Broad Street  
Broad Street Old and Historic District**

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

**Staff Contact:**

**M. Pitts**

The applicant requests approval to rehabilitate a mixed use building in the Broad Street Old and Historic District. The building is a three story brick commercial structure built between 1895 and 1925. While the upper floors are relatively intact, the historic storefront and transom have been replaced. The applicant is pursuing rehabilitation tax credits for this project. The majority of the proposed work is in-kind repair and replacement which does not require Commission approval including the repair of the existing windows and the in-kind replacement of missing sashes. The work which will require the Commission's review is the removal of the existing storefront and signage and the installation of an aluminum storefront with a transom above.

**Staff recommends approval of the project with conditions.** In general, the proposed work meets the Standards for Rehabilitation contained on page 54 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. The proposed storefront retains the transparency of the historic storefronts of the district with the large windows and the configuration of the historic storefronts with the transom windows. As the applicant did not provide details of the proposed signage or the color of the aluminum 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.