

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

2. **CAR No. 17-021** (R. Pate)

**701 Mosby Street
Union Hill Old and Historic District**

Project Description:

**Open bricked-in openings and
restore doors and windows.**

Staff Contact:

C. Jeffries

The applicant requests approval to open the bricked-in openings of an existing commercial building in the Union Hill Historic District. The applicant proposes installing glass garage doors and a glass curtain wall in the former garage door openings and restoring the glass doors and windows in the remaining openings. A restaurant is planned in the space.

Staff recommends approval of the project with conditions. The *Richmond Old and Historic Districts Handbook and Design Review Guidelines* state that original features and materials that define a building style should be retained and damaged elements should be repaired instead of replaced (pg. 56, #1, 7). In addition, the *Guidelines* state that multiple pedestrian entry points are in keeping with historic precedent (pg. 54, #5). The original openings have been bricked-in or covered. The applicant is seeking to reopen these areas to create additional entry points by installing materials that relate to the building's history as an auto service station. Staff recommends that this design also be used for the opening with the glass curtain wall and door, by adding the same grid pattern beside and above the proposed door.

The applicant also proposes an outdoor dining area. Staff recommends that a fence enclosure be installed around the outdoor dining area, the design and color to be submitted to staff for administrative review and approval.

It is the assessment of staff that the application, with the conditions noted above, is consistent with the Standards for Rehabilitation outlined in Section 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.