

**COMMISSION OF ARCHITECTURAL REVIEW
STAFF REPORT
April 24, 2018 Meeting**

9. **COA-033403-2018** (501 W Broad LLC)

**501 West Broad Street
Broad Street Old and Historic District**

Project Description: **Demolish existing fast food restaurant**

Staff Contact: **M. Pitts**

Description of Existing Structure: The existing structure is a vacant, single story, masonry, commercial structure constructed in 1969. The structure was a fast food restaurant and sits on southern corner of the lot along North Henry Street. The remainder of the lot is developed with a parking lot with limited vegetative screening. In June of 2015, the Commission approved the demolition of a gas station at the adjacent lot, 535 West Broad Street.



501 West Broad Street (April 2018)

Proposal: The applicant proposes to demolish the existing vacant restaurant. The applicant has provided conceptual drawings of a multi-story structure to be located on the subject lot and the adjacent lot to illustrate to the Commission the applicant's intent to construct a structure at the intersection of Broad and Belvidere streets in the future. The applicant has shared with staff that these drawings are very preliminary as final plans for the future of the site will depend on the completion of the Virginia Commonwealth University's Master Plan and fundraising for the construction of any structure proposed for the site. Staff did not conceptually review the submitted plans for the new construction as the plans may not reflect the applicant's future intent for the property. The applicant has stated the intended immediate use of the property after the demolition of the structure is a parking lot.

Staff recommends approval of the project with conditions. Under the provisions of Section 30.930.7 (d) of the Historic Preservation Ordinance, the Commission shall approve requests for demolition when there are no feasible alternatives to the proposed demolition; the building is deemed not to be a contributing part of the historic character of the Old and Historic District; or the building has deteriorated beyond the point of feasible rehabilitation. The restaurant is a contemporary addition to the Old and Historic District. The Broad Street Old and Historic District was designated as a district because it represents the finest and best-preserved collection of turn of the century commercial buildings in the state, and there has been minimal intrusion by modern development. The subject block of Broad Street was included to provide a buffer for the rest of the district to the east. Staff finds that this 20th century structure represents the intrusion of modern development at an important intersection within the District and is not a contributing part of the historic character of the Old and Historic District as it was not constructed during the period of significance for the structures in the District and is not of the architectural style of the historic structures in the district.

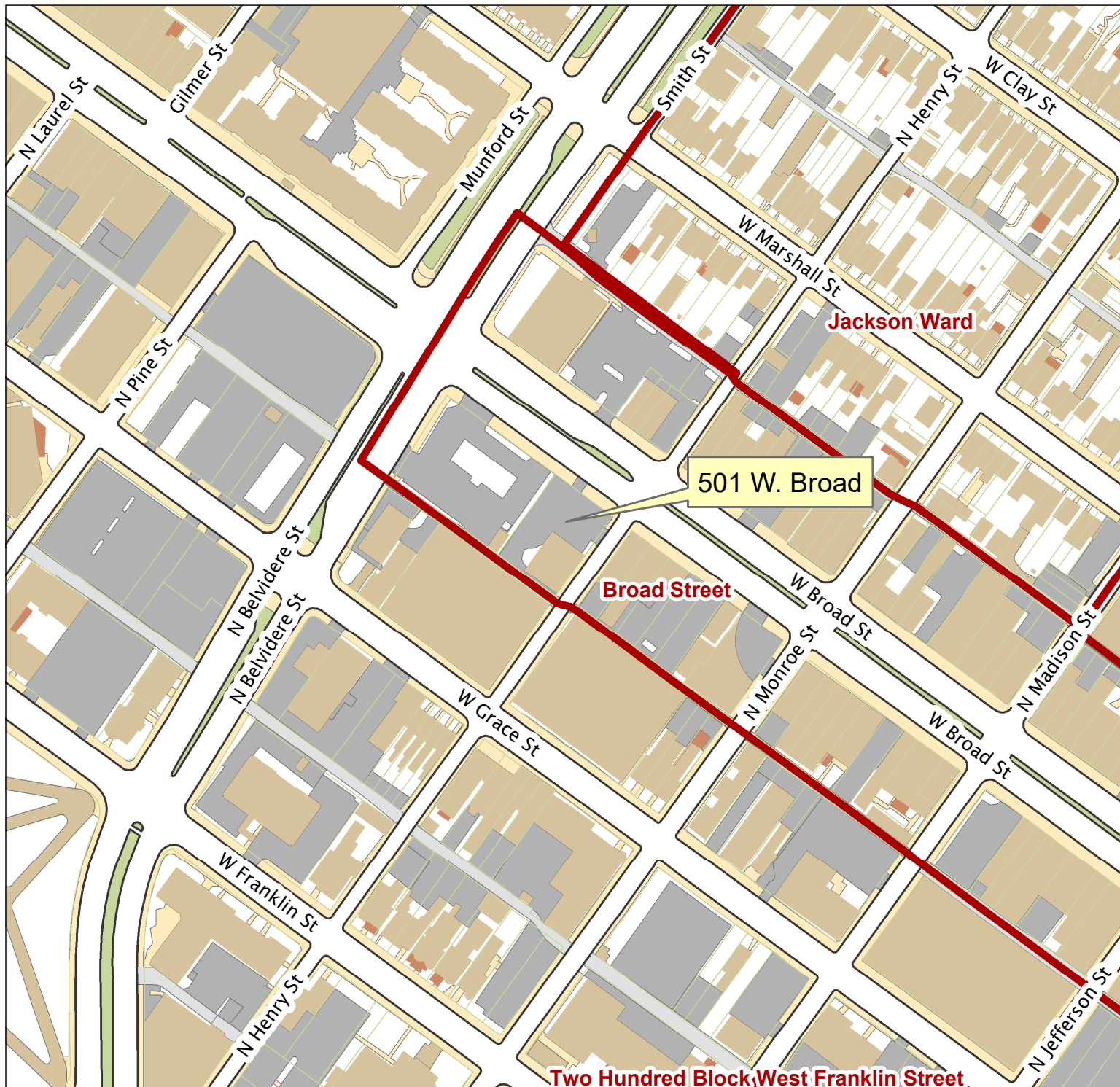
The *Richmond Old and Historic Districts Handbook and Design Review Guidelines* also state that when reviewing a proposed demolition, the Commission should consider the type and quality of the project that will replace the demolished building and that approval of a demolition request to accommodate the installation of an open parking lot with little or no screening would not be appropriate (pg. 83). At this time, the applicant has presented a potential concept for the subject and adjacent lots. Staff recommends the applicant return with a conceptual plan for the property after the University's Master Plan is complete. As the applicant is unable to confirm how long the property will be used as a parking lot, staff recommends a plan be submitted for administrative review and approval for the parking lot design to meet the Commission's parking lot standards (pg. 77) by including appropriate screening. A demolition permit will not be issued until the requested site plan is submitted and approved and any zoning modifications for a parking lot are secured.

It is the assessment of staff that the application, with the noted conditions, is consistent with the Standards for Demolition in Section 114-930.7(d) of the City Code, as well as with the *Richmond Old and Historic Districts Handbook and Design Review Guidelines*, specifically the pages cited above, adopted by the Commission for review of Certificates of Appropriateness under the same section of the code.

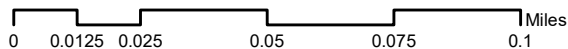
501 W. Broad Street

City of Richmond, VA

Geographic Information Systems



1 inch = 200 feet



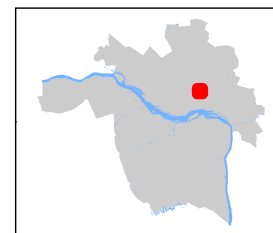
Map printed by palmquwd on 2018.04.18.

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Location Reference





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

Page 1 of 2 (both pages must be completed)

12 COPIES OF SUPPORTING DOCUMENTATION ARE REQUIRED FOR PROCESSING YOUR SUBMISSION

LOCATION OF WORK: 501 West Broad Street DATE: 3/21/18

OWNER'S NAME: VCU TEL NO.: 804-647-1589

AND ADDRESS: PO Box 843040 EMAIL: medinal@vcu.edu

CITY, STATE AND ZIPCODE Richmond, VA 23284

ARCHITECT/CONTRACTOR'S NAME: Charles R. Field TEL. NO. 804-647-1589

AND ADDRESS: 515 North 22nd Street EMAIL: crfield@comcast.net

CITY, STATE AND ZIPCODE 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.

DESCRIPTION OF PROPOSED WORK:

(Include additional sheets of description if necessary, and 12 copies of artwork helpful in describing the project. See instruction sheet for requirements.)

Demolition of an existing chicken fast food restaurant.

Signature of Owner or Authorized Agent

X _____

(Space below for staff use only)

Received by Commission Secretary

APPLICATION NO. 09-_____

DATE 3-21-18 10:30

SCHEDULED FOR _____

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