

**COMMISSION OF ARCHITECTURAL REVIEW
STAFF REPORT
November 25, 2014, Meeting**

4. **CAR No. 14-128** (BAP LLC)

**5-7 E. Broad Street
Broad Street Old and Historic District**

Project Description:

Rehabilitate building

Staff Contact:

K. Chen

The applicant requests permission to rehabilitate a commercial building located in the Broad Street Old and Historic District in order to continue the building's commercial use. Most of the changes to the building will be in the interior, but the applicant does propose to retain and repair the existing windows, doors and storefront. The applicant is pursuing rehabilitation tax credits for this project, and has received conditional Part II approval from the Virginia Department of Historic Resources. The conditions relating to the exterior of the building expressed by the Virginia Department of Historic Resources are consistent with concerns that would be raised by the Commission, namely the retention of historic materials, and a request for documentation of the condition of the windows and cut sheets for new windows should replacement be necessary. DHR's approval did not extend to the addition of an interior stair and vestibule at 5 East Broad Street because of a concern for the visual effect these elements might have when viewing the building from the sidewalk.

Staff recommends approval of the project with a condition. The project appears to meet the general standards for rehabilitation outlined on page 51 of the *Richmond Old and Historic District Handbook and Design Review Guidelines*, which recommends the retention and repair of character-defining, historic features of a property. 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 these conditions, the application is consistent with the Standards for Rehabilitation outlined in Section 114-930.7(b) 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.