

**COMMISSION OF ARCHITECTURAL REVIEW
STAFF REPORT
August 22, 2017 Meeting**

13. **COA-021420-2017** (305 Brook Road LLC) **305 Brook Road
Broad Street Old and Historic District**

Project Description: **Install storefront awnings.**

Staff Contact: **C. Jeffries**

The applicant requests approval to install fabric awnings along the storefront of a building in the Broad Street Old and Historic District. One proposed awning will be 49'3" wide, project 6'3" from the front façade, and will be 7' from the sidewalk. A second proposed awning will be 25'3" wide, project 6'4.5" from the front façade, and will be 7' from the sidewalk. The applicant proposes an acrylic fabric material in solid black and black and white stripes. The proposed awning will have a scalloped valance. No signage is proposed on the awnings, but the applicant is proposing to relocate the existing sign so it will not be obscured by the awning. The applicant is currently seeking approval for an encroachment to include the awning and outdoor dining.

Staff recommends approval of the project. The *Richmond Old and Historic Districts Handbook and Design Review Guidelines* note that the use of awnings on commercial structures should enhance the individual building on which such coverings are placed as well as the image of the surrounding area (pg. 70). Specifically, the *Guidelines* note that the awning valance should be no lower than 7 feet above the sidewalk; metal, plastic or overly ornate fabric awnings should be avoided; and the choice of colors should coordinate with the overall color scheme (pg. 70, #3, 4, 7). The proposed awnings meet these standards as they are black and white fabric awnings which coordinate with the color of the painted detail work and are located 7 feet above the sidewalk. As the proposed awnings meet the standards for awnings in the *Guidelines*, staff recommends approval of the proposed awnings. The proposed sign relocation also appears to meet the Standards for signage listed on page 73 of the *Guidelines*.

It is the assessment of staff that the application is consistent with the Standards for Rehabilitation 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 pages cited above, adopted by the Commission for review of Certificates of Appropriateness under the same section of the code.