

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

2. **CAR No. 16-032** (M. Szafranski)

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

Project Description: **Rehabilitation of the structure to include the restoration of the storefront, the installation of new windows and doors, and the installation of other missing elements on the rear and front elevations.**

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 four story brick commercial structure built in 1909. The applicant is pursuing rehabilitation tax credits for this project.

The applicant is proposing the following work on the structure:

- **Front Façade:** Install new stone trim to match the adjacent trim. Install new swag on the cornice to match existing. Repair windows and repoint masonry as required. Replace two non-historic windows on the fourth floor with 1/1 aluminum clad wood windows. Demolish non-historic storefront. Restore historic storefront and create two separate entrances. Install new lighting at the front door and install new signage.
- **Rear Alley Facing Elevation:** Replace non-historic windows on upper two stories with new 1/1 aluminum clad wood windows. Demolish infilled window panels and install new 1/1 aluminum clad wood windows if historic windows are not intact. On the first floor, reopen infilled doors and windows including opening which has been infilled with brick and install aluminum storefront in the openings. Remove the mechanical equipment and fire escape ladders. Install 42" glass infill panels on the fire escape. Repaint and repoint masonry as required.

Staff recommends approval of the project with conditions. In general, the proposed work meets the Standards for Rehabilitation contained on page 55 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 *Guidelines* note that physical or pictorial documentation should be used to reconstruct missing elements (pg. 55, #7). The applicant is proposing to reconstruct missing elements on the façade such as the swag and stone trim based on the presence of these elements on the adjacent property. Additionally, the applicant is proposing to restore the storefront by reintroducing more glazing to enhance the transparency of the storefront. The proposed signage is consistent with the Commission's Signage Guidelines as it is not illuminated, easy to read, and located on the traditional sign placement area of

the storefront cornice. The applicant is removing non-historic elements such as the two windows on the front façade and the infilled openings on the rear and is installing windows which fill the existing openings and are modeled after the historic windows.

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.