

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

1. **CAR No. 16-031** (M. Szafranski)

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

Project Description: **Rehabilitation of the structure to include new windows at the rear and the installation of missing features.**

Staff Contact: **M. Pitts**

The applicant requests approval to rehabilitate the upper floors of 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.
- Rear Alley Facing Elevation: Replace all windows on upper three stories with new 1/1 aluminum clad wood windows. Install metal siding around an existing metal rooftop structure. Install a new aluminum downspout. Repair window sills 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 at the rear of the structure, the applicant has used the older wood windows on the adjacent building at 121 W. Broad Street as a model for the proposed windows which will replace the existing non-historic metal 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.