



Staff Report
City of Richmond, Virginia



Commission of Architectural Review

COA-098244-2021	Final Review	Meeting Date: 9/28/2021
Applicant/Petitioner	Sarah McInerney	
Project Description	Re-establish a historic storefront; construct rear landing and stairs; install new windows and window openings.	
Project Location		
Address: 10-12 E. Broad St.		
Historic District: Broad Street		
High-Level Details: <ul style="list-style-type: none"> The applicant received DHR Part II Approvals for the projects on this ca. 1911 Classical Revival mixed-use building. The applicant proposes to demolish the existing modern storefront and re-construct a new storefront. The applicant proposes to construct new painted metal egress stairs and landing in the rear. The applicant proposes to create 8 new masonry openings on the East elevation. 		
Staff Recommendation	Approval, with Conditions	
Staff Contact	Alex Dandridge, alex.dandridge@richmondgov.com , (804) 646-6569	
Previous Reviews	None.	
Staff Recommendations	<ul style="list-style-type: none"> Staff recommends that the new windows fit within the existing masonry openings. Staff recommends that final paint colors be submitted to staff for review and approval. 	

Staff Analysis

Guideline Reference	Reference Text	Analysis
New window openings	<i>8. The number, location, size or glazing pattern of windows should not be changed by cutting new openings, blocking out windows or installing replacement sash that do not fit the</i>	The application states that eight new masonry openings for windows will be added to the western elevation of the building. While new masonry openings are generally not acceptable, staff finds that the new masonry

	<p><i>original window. Changes to existing windows or the addition of new windows along a secondary elevation will be considered by the Commission on a case-by-case basis.</i></p>	<p>openings in this location will be minimally visible from the alley, and will not be visible from the main street, E. Broad Street. Staff recommends approval of the new masonry openings.</p> <p>The application also states that the previously infilled rear windows will be reopened and double hung metal clad wood windows will be installed. <u>Staff recommends that the new windows fit within the existing masonry openings.</u></p>
Rear stairs	<p><i>2. When designing a new railing for a new infill building, or for an existing building which has lost its railing and for which no documentary or physical evidence survives, the balusters in the traditional Richmond rail are generally rectangular in section (with the narrow dimension facing the street) or square. The baluster is fitted into the recess in the top rail and a sloped bottom rail. Typical deck railings, consisting of nailed-up stock elements, are not approved as they are not based on a compatible historical model found in Richmond's Old and Historic Districts</i></p>	<p>The application states that new rear egress stairs with code compliant landings will be constructed at the rear of the building. The new, stairs, railings, and landings will be simple design and painted a dark color. Staff finds that the new rear stair and landing is not detrimental to the historic integrity of the building. <u>Staff recommends that final paint colors be submitted to staff for review and approval.</u></p>
Store front	<p><i>1. Historically, storefronts were defined by simple piers, large storefront windows, a cornice, a signboard and/or attached signage, and awnings. The new storefront should be compatible with other historic storefronts within the district.</i></p> <p><i>2. Street level storefront facades should not have blank walls. Shops enhance the streetscape by providing visual interest to passersby.</i></p>	<p>The application states that the existing modern storefront will be demolished, a new anodized aluminum storefront will be constructed. The new store front will have large storefront windows that are divided by piers. Staff finds that the new storefront design is in-keeping with the district and guidelines.</p>

Figures

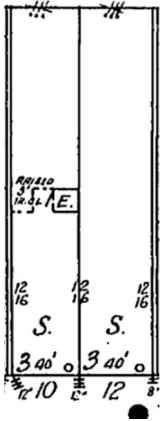


Figure 1. 1924-1925 Sanborn Map



Figure 2. Historic photo from 1990s.



Figure 3. Historic photo from 1990s.



Figure 4. Historic photo from DHR files.