

**COMMISSION OF ARCHITECTURAL REVIEW  
STAFF REPORT  
March 22, 2015 Meeting**

10. CAR No. 16-040 (M. Sultany)

**823 Mosby Street  
Union Hill Old & Historic District**

**Project Description:** **Restore storefront and enclose first floor open area at the rear of the structure.**

**Staff Contact:** **M. Pitts**

The applicant requests approval to restore the storefront along Mosby Street and enclose first floor area located below an existing second floor addition at the rear of this structure in the Union Hill Old and Historic District. The existing structure was constructed around 1880. The applicant is proposing to divide the work into phases. In the first phase of work, the applicant is proposing to install two storefront windows and a door on the Mosby Street elevation. The applicant has provided pictures from the interior which show the presence of an opening at this location that has been infilled with brick. For the second phase of work, the applicant is proposing to enclose the open area beneath the projecting 2<sup>nd</sup> floor addition with brick.

**Staff recommends approval of the project with a condition.**

**Storefront:** The *Richmond Old and Historic Districts Handbook and Design Review Guidelines* state that the replacement of missing features such as the missing storefront glazing should be substantiated by documentary, physical, or pictorial evidence (pg. 5, #6). Though the applicant has provided photographs illustrating the presence of storefront glazing behind the brick, staff does not believe the historic storefront was built as currently proposed by the applicant. Due to the presence of molding at the top of the first floor and clearly differentiated brick in the historic opening; staff believes the original storefront glazing went to the bottom of the cornice, and there was no door as is being proposed. Additionally, staff has located an image of the building from 2006 which shows where the new brick was installed in the historic opening.



Staff recommends the applicant submitted plans for staff to review and approve which restore the storefront per the physical evidence and the photographic evidence to not include a new door and to include storefront glazing to fit the historic opening.

**Building Addition:** The *Guidelines* state that building additions should be subordinate in size and as inconspicuous as possible. The proposed addition is small in scale, located at the rear of the structure, and located below an existing 2<sup>nd</sup> story projection. The proposed addition does not obscure or destroy any original architectural elements and is proposed to be constructed with brick to match the existing first floor. Per the plans, the applicant is proposing to tooth in the brick to create a seamless transition. Staff recommends approval of this addition.

It is the assessment of staff that the application, with the condition above, is consistent with the Standards for Rehabilitation and New Construction outlined in Sections 30-930.7(b) and 30-930.7(c) of the City Code, and 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.