

**COMMISSION OF ARCHITECTURAL REVIEW  
STAFF REPORT  
June 27, 2017, Meeting**

2. **COA-018773-2017** (22 E Broad LLC) **20 East Broad Street  
Broad Street Old and Historic District**

**Project Description:** **Rehabilitate an attached commercial structure.**

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

The applicant requests permission to rehabilitate a 3-story, 3-bay, commercial building located in the Broad Street Old and Historic District in order to continue the building's commercial use. The applicant proposes to repair the windows and replace in-kind windows that are missing or beyond repair. The applicant is proposing to install a new commercial storefront at the front and rear of the structure in existing openings. In addition to the new storefront, the applicant is proposing to remove the existing projecting sign on the façade. The project also includes the replacement of the existing gutters and downspouts. The applicant is pursuing rehabilitation tax credits for this project, and has received conditional Part II approval from the Virginia Department of Historic Resources.

**Staff recommends approval of the project with a condition.** The project appears to meet the general standards for rehabilitation outlined on page 54 of the *Richmond Old and Historic District Handbook and Design Review Guidelines*, which recommend the retention and repair of character-defining, historic features of a property. 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 these conditions, the application is consistent with the Standards for Rehabilitation outlined 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.