

**COMMISSION OF ARCHITECTURAL REVIEW
STAFF REPORT
June 23, 2015 Meeting**

22. **CAR No. 15-087** (L. Johnson)

**411 N. 1st Street
Jackson Ward Old and Historic District**

Project Description: **Rehabilitate an existing commercial building**

Staff Contact: **K. Chen**

The applicant requests conceptual review and Commission comments for the rehabilitation of a commercial building in the Jackson Ward Old and Historic District. The building is located mid-block, on an alley between Clay and Marshall streets, fronting on 1st Street. The proposal is for the rehabilitation of a two-story building constructed in 1977 with a parking garage on the first floor and office space above. The proposed new use will have a retail space and commercial kitchen on the first floor and offices above.

Conceptual review is covered under Sec. 114-930.6(d) of the City Code: *The commission shall review and discuss the proposal with the applicant and make any necessary recommendations. Such Conceptual Review shall be advisory only.* Commission staff reviewed the project through the lens of the “Standards for Rehabilitation: Commercial Construction” on page 54 of the *Richmond Old and Historic District Handbook and Design Review Guidelines* and the resulting comments follow.

Staff Findings based on Commission of Architectural Review Guidelines

STANDARDS FOR REHABILITATION: COMMERCIAL CONSTRUCTION

The following Standards for Rehabilitation shall constitute the additional standards authorized in Section 930.7 (b) of the City Code to be used by the Commission and staff as a part of the review of application for Certificates of Appropriateness.

1. *Conduct pictorial research to determine the design of the original building. ... If no pictorial documentation is available, any new additions should respect the character, materials and architectural style of the entire building.*

The building has not been altered since constructed in 1977 and the proposed alterations are in keeping with the character, materials and architectural style of the entire building. The building is a rectangular brick veneered box with punched openings on the façade that are unglazed on the first story and open directly to the parking garage and glazed with fixed glass on the second story. The south (alley) elevation is constructed of concrete block and open on the first story to allow access to the parking garage with punched openings on the

second story with fixed glazing. The east elevation is constructed of concrete block.

The plans call for the replacement of an existing aluminum and glass door on the façade and the introduction of a new door into the commercial space. The new doors, material not specified, will be organized by a wood frame and box cornice similar in design and character to historic buildings in the area. The openings on the first story will receive fixed windows with wood box cornices above. The first story of the south elevation will be in-filled with concrete block and new openings of the same size as the existing second story openings will be introduced. These new openings and the existing openings on the façade will receive new 1/1 windows, material not specified.

- 2. Retain all original building elements and repair as needed; replace in-kind only if necessary.*

This standard does not apply.

- 3. Do not remove materials or elements that may seem out of place or not true to the original structure. Sometimes additions to a structure have achieved architectural and historic significance in their own right; consultation with staff representatives of the Commission is strongly encouraged.*

This standard does not apply.

- 4. Materials and modification typically considered inappropriate for use on most historic structures include: replacing historic wood storefront with aluminum storefront, enamels panels, stone veneer, textured wood siding, artificial siding, wood shingles, mansard roof, metal awnings and plastic shutters.*

This standard does not apply.