

**COMMISSION OF ARCHITECTURAL REVIEW
STAFF REPORT
September 27, 2016 Meeting**

4. **CAR No. 16-134** (T. Burke) **2802 East Franklin Street
St. John's Church Old and Historic District**

Project Description: **Install a new window and door in a new opening.**

Staff Contact: **M. Pitts**

The applicant requests approval to install a new window and door in a new opening on the east elevation of a home in the St. John's Church Old and Historic District. The applicant is proposing to remove an existing window and enlarge the opening to 12'-8" by 8'. The proposed new opening is located in the area of an abandoned chimney which has been covered in drywall. The applicant proposes to install a new multi-lite steel window and door system. The proposed work is minimally visible from the public right of way as the alley behind the structure is not a public alley. The proposed work is only marginally visible from the alley located in the middle of the 100 block of North 28th Street.

Staff recommends approval of the project with a condition. The *Richmond Old and Historic Districts Handbook and Design Review Guidelines* state that though the number and location of windows should not be changed by cutting new openings, 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 (pg. 65, #8). The proposed opening is minimally visible from the public right of way with only the window and door heads possibly being visible from the mid-block alley. As the alterations impact on the district is minimally due to the limited visibility, staff recommends approval. As the applicant is proposing to alter the abandoned chimney, staff recommends the approval be condition with the rooftop portion of the chimney which is visible from the public right of way not be altered or removed as a part of this project.

It is the assessment of staff that the application, with the noted condition, is consistent with the Standards for Rehabilitation 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.