

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

7. **CAR No. 16-131** (K. Steinruck)

**824 North 24<sup>th</sup> Street  
Union Hill Old and Historic District**

**Project Description:** **Modify a window and door opening at the rear of the home and construct a deck at the rear.**

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

The applicant requests approval to rehabilitate a deteriorated single family dwelling in the Union Hill Old and Historic District. The existing home is a four bay, late Victorian, stretcher-bond brick house. The applicant is proposing to repair or replace damaged windows and exterior doors throughout the structure, though the application did not provide details regarding which windows and doors will be replaced and the proposed materials. At the rear of the structure, the applicant proposes to modify an existing 1<sup>st</sup> story window opening to accommodate a transom and wood and glass door and modify an existing door opening to accommodate a 6/6 simulated or true divided lite wood window. The proposed new openings will maintain the head height and width of the historic openings. The applicant proposes to install a wooden side deck at the rear of the structure. The proposed deck is to be constructed of pressure-treated wood decking to be opaquely stained and will have Richmond rail to be painted white.

**Staff recommends approval of the project with a conditions.** The *Richmond Old and Historic Districts Handbook and Design Review Guidelines* state that original windows and wooden features such as doors should be retained and repaired rather than replaced (pg. 55, #2, #5, #7). The Guidelines acknowledge that when elements have deteriorated beyond repair, reconstruction should be based on physical evidence and should match the original in type or physically and chemically compatible substitute materials that convey the same appearance as the surviving elements should be used (pg. 55, #7). Staff supports the applicant's request to repair the deteriorated windows and doors and recognizes that many of the windows are in poor condition as the structure has been vacant and without a roof for some time. Staff recommends approval of any replacement of windows and doors be conditioned on the following: a detailed survey of the existing condition of the proposed windows and doors to be replaced be submitted and reviewed and approved by staff, and the replacement elements match the existing in material and design to include simulated or true divide lite wood or aluminum clad wood windows in the same lite configuration as the existing.

The 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 modifications to

the existing openings are at the rear of the structure and will be visible only from the adjacent alley and minimally visible from O Street. As the applicant proposes to maintain the head heights, width, and vertically ranked composition that characterize the fenestration, staff supports these changes.

Staff recommends approval of the proposed deck as the proposed deck does not alter significant site elements of the property and will be painted and stained. Staff recommends the approval be conditioned on the deck sub-decking being screened with wood lattice or with brick piers per the Guidelines (pg. 48, Deck #4)

It is the assessment of staff that the application, with the noted conditions, 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.