

**COMMISSION OF ARCHITECTURAL REVIEW
STAFF REPORT
May 22, 2018 Meeting**

7. **COA-034564-2018** (MtgIq Investors) **717 North 27th Street
Church Hill North Old and Historic District**

Project Description: **Replace windows and siding
on a single family home.**

Staff Contact: **C. Jeffries**

The applicant requests approval to replace the windows and siding of a single family attached home in the Church Hill North Old and Historic District. The two-story three-bay frame Italianate structure with was built ca. 1890. The structure is currently being renovated. The applicant is proposing to install 2/2 windows with simulated divided lites as well as wood siding on the façade and fiber cement siding on the side and rear of the structure.

Staff recommends approval of the project with conditions. *The Richmond Old and Historic District Handbook and Design Review Guidelines* state that fiber cement siding may be an acceptable alternative on secondary elevations with limited visibility from the public right of way (pg. 60). As the rear and side of the structure is minimally visible and photographs submitted by the applicant indicate the wood siding was deteriorated, staff recommends approval of the proposed siding replacement with the condition that paint colors be submitted to staff for administrative review and approval and if any original siding in good condition remains on the structure that it be consolidated on the façade and the fiber cement siding be installed only on the side and rear and be smooth and without a bead.

The applicant is also proposing to replace all of the windows in the home. The windows have already been replaced with a product that does not meet the Commission's guidelines for windows. The *Guidelines* state that windows should only be replaced when they are missing or beyond repair (pg. 69 #7). As the historic windows have already been replaced, staff recommends approval of the window replacement with the condition that the replacement windows fit the original opening, be wood or aluminum clad wood with simulated divided lites with interior and exterior muntins and a spacer bar between the glass.

Photographs submitted by the applicant indicate that the openings on the rear were also altered. This large rear addition was constructed sometime after 1952 as it is not depicted on any Sanborn maps. Staff recommends that the window and door openings be restored to the sizes and locations shown in the photograph dated 3/21/17. Specifically, a transom should be installed over the door, Window 3 should be a larger size to match the window removed, and Window 9 should be relocated to align with Window 3. As the windows in the rear

are on a later addition and have likely changed over time, staff recommends Windows 3, 9, and 10 be one-over-one.

It is the assessment of staff that the application, with the conditions noted above, 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 page cited above, adopted by the Commission for review of Certificates of Appropriateness under the same section of the code.