

**COMMISSION OF ARCHITECTURAL REVIEW
STAFF REPORT
December 19, 2017, Meeting**

2. COA-027102-2017 (R. Jackson)

**730 North 23rd Street
Union Hill Old and Historic District**

Project Description:

**Relocate a window and a door
at the rear of the structure.**

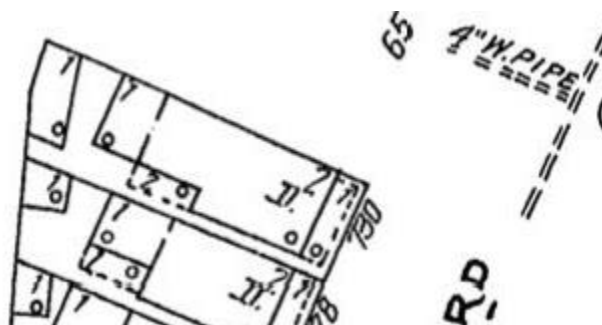
Staff Contact:

C. Jeffries

The applicant requests approval to relocate a window and a door in a frame addition at the rear of a brick single family home in the Union Hill Old and Historic District. The existing structure is a modified two-story brick Italianate dwelling with a small one-story frame addition at the rear. The applicant is proposing to replace an existing window with a door and an existing door with a window in the frame addition. The applicant is also proposing additional work to the home including replacing the existing vinyl replacement windows with aluminum clad wood windows, and repairing and repainting the brick exterior.

Staff recommends approval of the project with conditions.

The *Richmond Old and Historic Districts Handbook and Design Review Guidelines* state that changes to existing windows along a secondary elevation will be considered by the Commission on a case-by-case basis (pg. 69, #8). The existing window and door opening are at the rear of the structure in a modified frame addition. A one-story addition does appear in the 1905 Sanborn map of the property, however the addition has been modified over time. The openings are visible from Jessamine Street, at the rear of the property, but visibility is minimized by a privacy fence in the rear yard. Staff recommends details of any new door or window that will be installed as a result of the modification to the openings be submitted to staff for administrative review and approval.



1905 Sanborn Map

The applicant is also proposing to replace all of the windows in the home with two-over-two aluminum clad wood windows. The current windows are vinyl replacement windows which were installed sometime after 1977. Staff has

located a photograph of the dwelling from 1977 which clearly shows two-over-two windows in the front of the structure.



Historic Richmond Foundation Survey, 1977

The *Guidelines* state that the architectural appearance of original windows should be used as a model for new windows (pg. 68, #10). The applicant is attempting to match the appearance of the original windows while also removing the inappropriate replacement windows. Staff has concerns regarding the installation of the proposed window product. The proposed product, by Sierra Pacific, is an aluminum clad wood sash and has a simulated divided lite option which would meet the Commission's guidelines for windows. However, the product appears to be a sash replacement kit rather than a replacement window. The application indicates that the scope of work includes removing and replacing existing exterior trim and the applicant has indicated to staff that the window frames will also be replaced. Staff recommends that the applicant provide further details regarding the replacement of the window frames for administrative review and approval and that the replacement sashes be two-over-two with simulated divided lites including interior and exterior muntins and a spacer bar.

It is the assessment of staff that the application, with the conditions noted above, is consistent with the Standards for Rehabilitation outlined in Sections 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.