

**COMMISSION OF ARCHITECTURAL REVIEW  
STAFF REPORT  
November 22, 2016 Meeting**

10. CAR No. 16-166 (D. Berrien)

**1903 E. Marshall Street  
Shockoe Valley Old and Historic District**

**Project Description:** **Modify previously approved plans for a new multi-family dwelling to change the proposed window and siding materials.**

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

The applicant requests approval to modify previously approved plans for the construction a multi-family dwelling at a lot located in the Shockoe Valley Old and Historic District that is bordered by Cedar, East Marshall, and North 20<sup>th</sup> Streets. This project has been before the Commission multiple times dating back to 2011. The Commission has approved a four story structure that is to be clad primarily in brick with the fourth floor and recessed portions to be clad in aluminum panels. The project was approved to include 4/4, simulated divided lite, aluminum clad, wood windows. With this application, the applicant in proposing to install a heavy duty vinyl window in lieu of the aluminum clad wood windows. In addition to the requested window change, the applicant proposes to the replace the proposed metal panels with fiber cement panels and replace some brick elements with fiber cement panels.

**Staff recommends partial approval of the modification to the previously approved project with a condition.** The *Richmond Old and Historic Districts Handbook and Design Review Guidelines* state that materials used in new construction should be visually compatible with original materials used throughout the surrounding neighborhood (pg. 51, Materials & Colors #2). The Commission has recently approved these windows for a large new multifamily building at 1914 East Franklin Street in a 1/1 configuration. Staff recommends approval of the proposed windows with the condition that the windows be true or simulated divided lite with interior and exterior muntins and a spacer bar.

As the applicant did not include details of the proposed fiber cement panels or the modifications to the alley elevation, staff recommends the Commission defer these items until details are provided.

It is the assessment of staff that the proposed change in window material, with the condition noted above, is largely in keeping with the Commission's previous approvals of the project and the Standards New Construction outlined in Section 30-930.7(c) 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.